

PART 4 – DEVELOPMENT STANDARDS

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Chapter 1 – Development Standards Administration

Section 4-101 Purpose and Applicability.**Section 4-102 General Regulations and Approval Criteria.****Section 4-101 Purpose and Applicability.**

- A. Purpose.** ~~Part 4 is intended to implement the General Plan by providing~~ provides standards for development density, height, setbacks, lot coverage, building design, parking, landscapes, access and circulation for pedestrians and vehicles, signs, lighting, infrastructure and transportation demand management. The intent of these regulations is to conserve and enhance design character and aesthetic values throughout the City; support crime prevention and safety including accessibility for persons with disabilities; and provide multi-modal transportation options for the general public. ~~including accessibility for persons with disabilities; support crime prevention and safety; and conserve and enhance design character and aesthetic values throughout the City.~~
- B. Applicability.** Unless otherwise noted, a All uses and developments shall conform to Part 4, Development Standards. ~~The standards contained in Part 4 are applied during land use and development review, as provided in Part 6.~~

Section 4-102 General Regulations and Approval Criteria.

- A. Approvals.** ~~The applicant must demonstrate that his or her proposal conforms to the standards and guidelines contained in Part 4, below, prior to the City approving a land use or development application.~~
- B. Commencement of Use or Development.** A development shall not be ~~undertaken~~ constructed, or a use commenced, except after its applications or plans for the same have been ~~are~~ approved by the City in conformance with this Code.
- C. Exceptions to Part 4.** ~~Exceptions to the standards in Part 4 may be granted through approval of a Planned Area Development, in conformance with Section 6-305. Any other~~ E ~~exceptions~~ s to a standard requires approval of a variance under Section 6-311.
- D. Conformance to Approved Plans Required.** Any expansion of building or use, or development of land, shall conform to plans approved under Part 6. When an approval under Part 6 is required, the City may not issue a building permit, electrical permit or a mechanical permit for the project until the approval has been granted.
- E. Completion or Bonding Prior to Occupancy Permit.** Prior to issuance of an occupancy permit, all required improvements shall be installed in accordance

with plans approved by the Development Services Department. Alternatively, the Development Services Department may accept a cash deposit, bond ~~(required for landscaping)~~, or an irrevocable letter of credit in an amount guaranteeing the complete installation of the required plant material and irrigation system improvement within six (6) months. Failure to install the plant material and irrigation system improvement, including but not limited to public infrastructure, plants, pathways, lighting, irrigation, or other specified improvements, shall result in the forfeiture of the deposit, bond, or letter of credit, and be deemed a violation of this Code.

F. Maintenance.

1. The owner or owner's association, or the lessee of the site, as applicable, shall maintain the development and property in conformance with the plans approved by the City for such areas and features. Any deterioration shall be considered a violation of this Code and any applicable ordinances.
2. Any landscape feature required in this section that does not survive, function properly, or is in need of repair, shall be replaced within thirty (30) days of its demise or damage. The Development Services Manager may approve an extension request when provided in writing, based on conflicts arising from construction activity, seasonal availability of materials, or a similar hardship.
3. The removal or destruction of landscape material, lighting or other material or equipment required in this section previously approved by the city, shall constitute a violation of this Code. Replacement of landscape material shall be of like size and quality as that which was removed or destroyed, or alternate material may be approved by the Development Services Manager.
4. Landscape features, irrigation systems, walls, screening devices, curbing, lighting and other features required by the City shall be reasonably maintained. ~~Plant material shall be pruned to promote a health growth pattern and characteristic form.~~
5. Modifications or removal of existing landscape features, lighting, walls, screening devices or other features required in this section shall require prior approval by the Development Services Manager.
6. Plant material and trees shall be pruned to promote a healthy growth pattern, natural characteristic form, and shade.
- ~~6-7.~~ The lack of maintenance shall constitute a violation of this Code, penalties for which are provided in Section 1-201.

Section 4-103 Reference to Other Design Guidelines and Standards.

- A. Overlay Districts.** The overlay district design and development standards contained in Part 5 are also applicable. When conflicts occur between the standards in Part 5 and Part 4, the standards in Part 5 shall apply. The Development Services Manager has the authority to resolve conflicts between design standards and guidelines.
- B. Design Guidelines.** The following sections in the Appendix contain design guidelines and criteria that may be applicable to the projects reviewed under Part 3:

THE LIST BELOW HAS BEEN MODIFIED. SEE APPENDIX FOR MORE ACCURATE LIST OF GUIDELINES.

1. ~~The Multifamily Development Design Guidelines (Appendix B-1)~~
2. Pedestrian and Bicycle Facility Design Guidelines (Appendix B-2)
3. Engineering Design Criteria (Appendix B-3)
4. Crime Prevention Through Environmental Design Guidelines (Appendix B-4)
5. Art in Private Development Guidelines (Appendix B-4)
6. ~~[reserved for others]~~ American with Disabilities Act Design Guidelines
7. Street tree and landscape design guidelines
8. [reserved for others]

See notes re: design guidelines on TOC.

Chapter 2 General Development Standards

- Section 4-201 Purpose and Applicability.**
- Section 4-202 Development Standards for Residential Districts.**
- Section 4-203 Development Standards for Commercial and Mixed-Use Districts.**
- Section 4-204 Development Standards for Industrial Districts.**
- Section 4-205 Building Height Exceptions.**
- Section 4-206 Setback Exceptions.**
- Section 4-207 Clear Vision Requirements.**

Section 4-201 Purpose and Applicability.

This Chapter provides general standards for development density; building height, [bulk lot coverage](#), and setbacks; and clear vision areas for all of the base land use districts. General development standards for Tempe’s overlay districts are provided in Part 5.

Section 4-202 Development Standards for Residential Districts.

Tables 4-202A, 4-202B, and 4-202C, respectively, provide the development standards for Tempe’s single family residential and agricultural districts, multiple family residential districts, and mobile home districts.

Table 4-202A Development Standards in Agricultural and Single Family Districts ⁴										
Standard		A G	R1-15	R1-10	R1-8	R1-7	R1-6	R1-5	R1-4	R1- PAD
Minimum Net Site Area (square feet) per dwelling		43,560 s.f.	15,000 s.f.	10,000 s.f.	8,000 s.f.	7,000 s.f.	6,000 s.f.	5,000 s.f.	4,000 s.f. except 3,000 s.f. for common wall	NS
Density (DU/Acre)		1	2.40	2.80	3.35	3.75	4.00	6	8	NS
Minimum Lot Width in Feet		115 ft.	115 ft.	90 ft.	80 ft.	70 ft.	60 ft.	NS	NS	NS
Minimum Lot Length in Feet		150 ft.	120 ft.	100 ft.	100 ft.	100 ft.	100 ft.	NS	NS	NS
Maximum Height in Feet		30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	35 ft.	NS
Maximum Site Bldg. <u>Lot</u> Coverage <u>(% of net site area)</u>		20 <u>25</u> %	40 <u>45</u> %	40 <u>45</u> %	40 <u>45</u> %	40 <u>45</u> %	40 <u>45</u> %	NS	NS	NS
Setback in Feet	Front	40 ft.	35 ft.	30 ft.	20 ft.	20 ft.	20 ft.	20 ft.	40 <u>15</u> ft. except 20 ft. for garage	NS
	Side	20 ft.	15 ft.	10 ft.	7 ft.	7 ft.	5 ft.	5 ft.	0 5 ft. <u>(a)</u>	NS
	Rear	35 ft.	30 ft.	25 ft.	20 ft.	15 ft.	15 ft.	15 ft.	15 ft.	NS

⁴ ~~Standards may be modified through a Planned Area Development, Section 6-305 et. seq.~~

Table 4-202A Development Standards in Agricultural and Single Family Districts ⁴										
Standard		A G	R1-15	R1-10	R1-8	R1-7	R1-6	R1-5	R1-4	R1- PAD
	Street Side (b)	25 ft.	20 ft.	15 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	NS
<u>Setbacks</u> [See Setback Exceptions - Sec. 4- 204]	<u>Front – Minimum - Open structures (e.g. porch, trellis, patio wall)</u>	<u>35</u>	<u>30</u>	<u>25</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>10</u>	<u>NS</u>

NS= No Standard.

(a) 0' for common wall

(b) Street side yard setback for corner lots adjacent to key lots shall be increased by 10 additional feet

Look at setback requirements – detached accessory building (garage). Suggest pushing it back further into the lot.

Need to be obvious what intent is under setback (ex. Front - Building). Cross references. (ex. - 5' relief on front yard setback granted for porch)

Table 4-202B - Development Standards in Multifamily Districts ²		R-2	R-3R	R-3	R-4	R-5
Maximum Density (dwelling DU/acre)		10 max	15	20	25	30
Minimum Site Area/Dwelling Unit (square feet)		3,600 sf	2,900 sf	2,180 sf	1,740 sf	1,450 sf
Building Height	Building Height Maximum	30 ft	30 ft	30 ft	40 ft	45 50 ft
	Building height step-down required adjacent to R1 district, except as may be modified with a use permit [Section 4-303, Building Design]	No	No	Yes No	Yes	Yes
	Unlimited height with use permit	Yes	Yes	Yes	Yes	Yes
Maximum Site Building Lot Coverage (% of lot net site area)		40 45%	45%	50%	60%	70%
Min. Landscape Area (% of lot net site area)		30%	30%	25%	25%	25%
Min. Required Outdoor Living Area (square feet per dwelling unit) [See Section 4-502, Outdoor Living Area]		48 sf	48 sf	48 sf	42 sf	36 sf
Setbacks [See Setback Exception s, Sec. 4-204]	Front – Minimum - Open structures (e.g. porch, balcony, trellis, patio wall) - building wall - garage entry Building	10-15 ft 15 ft 20 ft	10 5 ft 15 ft 20 ft	10-15 ft 15 ft 20 ft	10-15 ft 15 ft 20 ft	15 0 ft 15 ft 20 ft
	Front – Maximum	NS	NS	NS	NS	NS
	Side – Minimum - porch, balcony, patio wall - building walls - common walls	5 ft 10 ft 0 ft	5 ft 10 ft 0 ft	5 ft 5-10 ft 0 ft	5 ft 5-10 ft 0 ft	5 ft 5-10 ft 0 ft
	Street Side Side(a) – Minimum. - subject to clear vision requirement on streets	10 ft	10 ft	10 ft	10 ft	10 ft
	Rear – Minimum - building wall, porch, balcony, or patio wall - common walls	15 ft 0 ft	15 ft 0 ft	10-15 ft 0 ft	10 ft 0 ft	10 ft 0 ft

NS= No Standard.

² ~~Standards may be modified through a Planned Area Development, Section 6-305 et. seq.~~ An overlay district may modify the above standards. See Part 5

(a) Street side yard setback for corner lots adjacent to key lots shall be increased by 10 additional feet

Switch TP /MHS columns (RMH, MHS, TP)

Table 4-202C: Development Standards for Mobile Home Districts				
Standard		R M H	T P	MHS
Minimum Net Lot Area (square feet)		Rental Space 3,500 s.f.	Rental Space 1,500 s.f.	Subdivision Lot 6,000 s.f.
Minimum Common Recreation Area per Dwelling (square feet)		400 s.f.	100 s.f.	NS
Density (DU/Acre)		7	14	5.5
Min. Space/Lot Width in Feet		50 ft.	30 ft.	60 ft.
Min. Space/Lot Length in Feet		70 ft.	55 ft.	100 ft.
Max. Height in Feet		30 ft.	30 ft.	15 ft.
Max. Site Bldg. Lot Coverage per rental space or MHS lot (b)		50 60%	50 60%	40 50%
Min. Yard Setback In Feet	Front (a)	5 ft.	10 ft.	25 ft.
	Side (a)	5 ft.	5 ft.	7 ft.
	Rear (a)	5 ft.	5 ft.	15 ft.
	Street Side (a)	20 ft.	20 ft.	10 ft.

(a) The minimum yard setback in the above chart means the minimum distance of any portion of the mobile structure and accessory structures from the rental lot lines or individual property lines

(b) For the purposes of these districts, maximum lot coverage shall include all carports, patio covers and accessory buildings, and similar structures.

Section 4-203 Development Standards for Commercial and Mixed-Use Districts.

Tables 4-203A and 4-203B, respectively, provide the development standards for Tempe's commercial districts and mixed-use districts.

Table 4-203A - POD Development Standards in Commercial Districts ³		R/O	C <u>SCS</u>	CC	PCC-1	PCC-2	RCC	
Maximum Residential Density (dwelling <u>DU</u> /acre) —Use Permit required for residential uses		10	NA <u>0</u>	NS	20 <u>U</u>	20 <u>25</u> <u>U</u>	0	
Minimum Site Area/Dwelling Unit (square feet)		1,450 sf	1,450 sf		1,450 sf	1,450 sf		
Building Height Maximum (feet) <u>REFORMAT BLDG HT SECTION TO MATCH MULTIFAMILY STD LAYOUT</u>		35-30 ft	35-30 ft	65	35 ft	35-40 ft	75	
- Unlimited height increase allowed with Use Permit.		Yes	Yes		Yes	Yes		
- Building height step-down required adjacent to R1 districts. [See Section 4-303, Building Design]		Yes <u>No</u>	Yes <u>No</u>	Yes	Yes	Yes	??	
Max. Site Building <u>Lot</u> Coverage (% of lot net site area)		35%	50%	NS	50%	50%	50%	
Minimum Landscape Area (% of lot net site area)		30%	25 <u>15</u> %	NS	25 <u>15</u> %	25 <u>15</u> %	15%	
Min. Required Outdoor Living Area in Mixed-Use Project (square feet per dwelling unit) [See Section 4-502, Outdoor Living Area]		48 sf	NS		48 sf	48 sf		
Setbacks [See Setback Exceptions, 4-204]	Front – Minimum							
	- porch, balcony, patio wall	5 ft 15 ft	0 ft	0 ft	5 ft 0 ft	0 ft	25 ft	
	- building wall	20 ft			18 ft			
	- garage entry							
	Front – Maximum	NS			NS			
	Side – Minimum							
	- porch, balcony, patio wall	5 ft 10 ft	0 ft	0 ft	0 ft 30 ft	30 ft	25 ft	
	- building wall	0 ft			0 ft			
	- common walls							
	Street Side – Minimum, subject to <u>clear</u> vision requirement on streets	10 ft	0 ft	0 ft	0 ft	0 ft	25 ft	

³ ~~Standards may be modified through a Planned Area Development, Section 6-305 et. seq.~~ An overlay district may modify the above standards. See Part 5

Rear – Minimum - building wall; perch, balcony, patio wall - common walls	10 ft 0 ft	<u>10 ft</u>	<u>0 ft</u>	10-30 ft 0 ft	<u>30 ft</u>	<u>25 ft</u>
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NS= No Standard. NA = Not applicable.
(U) = denotes Use Permit requirement in those districts

Table 4-203B - POD Development Standards in Mixed-Use Districts ⁴		MU-1	MU-2	MU-3	MU-4	CC
Maximum Res- idential Density (dwelling DU /acre)		15 10	20	30	NS	NS
Minimum Site Area/Dwelling Unit (square feet)		2,900-sf	2,180-sf	1,450-sf	NS	NS
Building Height Maximum (feet) REFORMAT BLDG HEIGHT TO MATCH MULTIFAMILY STD LAYOUT Unlimited height increase with Use Permit. Building height step-down required adjacent to R1 districts. [See Section 4-303, Building Design]		35 ft Yes Yes	35 40 ft Yes Yes	40 50 ft Yes Yes	NS NS Yes	65 ft Yes Yes
Maximum Site Building Lot Coverage (% of lot-net site area)		50%	60%	70%	NS	NS
Minimum Landscape Area (% of lot-net site area)		25% NS	20% NS	15% NS	15% NS	NS
Min. Required Outdoor Living Area in Mixed Use Project (square feet per dwelling unit) [See Section 4-502, Outdoor Living Area]		48-sf	48-sf	36-sf	36-sf	36-sf
Pedestrian Overlay District Design Standards Apply [See Section 5-111]		Yes	Yes	Yes	Yes	Yes
Setbacks [See Setback Exceptions, Section 4-204]	Front – Minimum - porch, balcony, patio wall - building wall - garage entry	5-ft 0 ft 18-ft	5-ft 0 ft 18-ft	5-ft 0 ft 18-ft	5-ft 0 ft 18-ft	5-ft 0 ft 18-ft
	Front – Maximum [Pedestrian Overlay District Design Standards, See Section 5-111B]	Yes	Yes	Yes	Yes	0 ft
	Side – Minimum - building wall, porch, balcony - common walls	5 ft 0-ft	5 ft 0-ft	5 ft 0-ft	5 ft 0-ft	5-ft 0-ft
	Street Side – Minimum, subject to clear vision requirement on streets	0 ft	0 ft	0 ft	0 ft	0-ft
	Rear – Minimum - building wall, porch or balcony - common wall	10 ft 0-ft	10 ft 0-ft	10 ft 0-ft	10 ft 0-ft	10-ft 0-ft

NS= No Standard.

⁴ ~~Standards may be modified. An overlay district may modify the above standards. See Part 5 through a Planned Area Development, Section 6-305 et. seq.~~

Section 4-204 Development Standards for Industrial Districts.

Tables 4-204 provides the development standards for Tempe's industrial districts.

Table 4-204 Development Standards for Industrial Districts ⁵					
Standard		IBD <u>OBD</u>	I-1 <u>LID</u>	I-2	I-3 <u>HID</u>
Building Height Maximum (feet)		45 <u>30</u>	40	40	40
<u>MODIFY BLDG HT SECTION TO MATCH MULTIFAMILY LAYOUT</u>		Yes	Yes	Yes	Yes
<ul style="list-style-type: none"> Unlimited height increase with Use Permit. Building height step-down required adjacent to R1 districts. 		Yes	Yes	Yes	Yes
[See Section 4-303, Building Design]					
Max. Site Bldg <u>Lot</u> Coverage (% of net site area)		60 <u>40</u> %	50 <u>NS</u>	NS	NS
<u>Min. Landscape Area</u> (% of net site area)		<u>10%</u>	<u>10%</u>		<u>10%</u>
Setbacks [See Setback Exceptions, Section 4-204]	Front				
	standard	20 <u>30</u> ft	30 <u>25</u> ft	25 ft	25 <u>25</u> ft
	common wall	0 ft	0 ft	0 ft	0 ft
	Side			NS	NS <u>0</u>
	standard	10 ft	12 <u>0</u> ft		
	common wall	0 ft	0 ft		
	Rear			NS	NS <u>0</u>
	standard	10 ft	12 <u>0</u> ft		
	common wall	0 ft	0 ft		
Street Side		20 <u>30</u> ft	30 <u>25</u> ft	15 ft	15 <u>25</u> ft

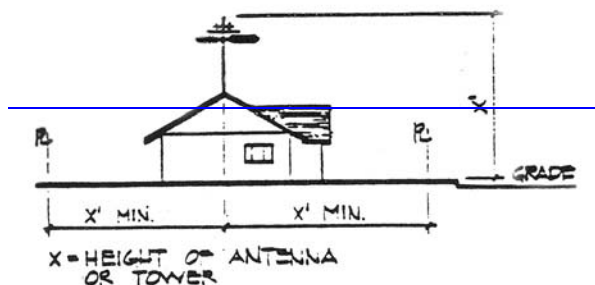
⁵ ~~Standards may be modified through a Planned Area Development, Section 6-305 et. seq.~~ An overlay district may modify the above standards. See Part 5

NS = No Standard

Section 4-~~203~~205 (double check all section references) ~~Building Height~~ Exceptions.

A. **Increased Height.** The following structures may extend above the maximum building heights provided in the land use districts as defined by Sec 7-103:

1. ~~Attached church spires, crosses, belfries, cupolas, clock towers, or similar features may extend above the roof no more than the height of that building. Detached features shall be no greater than twice the height of the highest building on site.~~ Attached or detached features such as church spires, crosses, belfries, cupolas, clock towers, or similar features shall be no greater than twice the height of the highest building on site (as measured from top of curb). (revisit/rework sentence)
2. ~~Bulkheads, skylights, penthouses and domes and similar structures not for human occupancy may extend above the roof level of the building on which it is located a maximum of fifteen (15) feet. Ventilators, water tanks, and other similar mechanical equipment shall be limited to twelve (12) feet above the roof level.~~ Penthouses or roof structures for the use of elevators, stairs, tanks, ventilation or similar equipment required to ventilate the building, as well as fire or parapet walls, skylights, towers, chimneys, and necessary mechanical appurtenances, may be erected above the height limits herein prescribed, but in no case shall structures above the permitted height limit be allowed to be constructed for the purposes of provided additional floor space. [see Screening, Sec 4-507F]
3. ~~Parapet walls or cornices (without windows) may extend to a maximum of five (5) feet above the building height limit.~~
4. ~~An antenna or tower greater than thirty five (35) feet measured from grade shall require a use permit from the board of adjustment. Any antenna or tower exceeding thirty five (35) feet measured from grade shall be located at least one foot from all property lines for every foot of the height of the antenna or tower above grade; and~~



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5. A flag pole may extend no more than thirty-five (35) feet maximum height whether ground mounted or mounted on buildings. The height shall be measured from ~~the top of the curb~~ grade at the base of the pole.

~~B. Fence and Wall Height.~~ Relocated to Sec 4-507

~~In all residential districts, the maximum height of any freestanding wall or fence in a required front yard setback shall be four (4) feet. such~~

- ~~2.1. No walls, buildings, landscaping, or other visual obstruction in excess of two (2) feet in height (measured from street curb) shall be placed within a clear vision area as defined in Section 4-205. There shall be an exception for a reasonable number of trees pruned high enough to permit unobstructed vision to automobile drivers.~~

~~Section 4-204B. Setbacks~~ Exceptions.

The following architectural features are allowed to encroach into the setback yards:

- ~~A.1. Eaves, Chimneys, Bay Windows, Overhangs, and Similar Architectural Features.~~ Eaves, chimneys, bay windows, overhangs, and similar architectural features, as determined by the zoning administrator, may encroach into setbacks ~~by no more than three (30) inches~~, provided that applicable building codes are met.

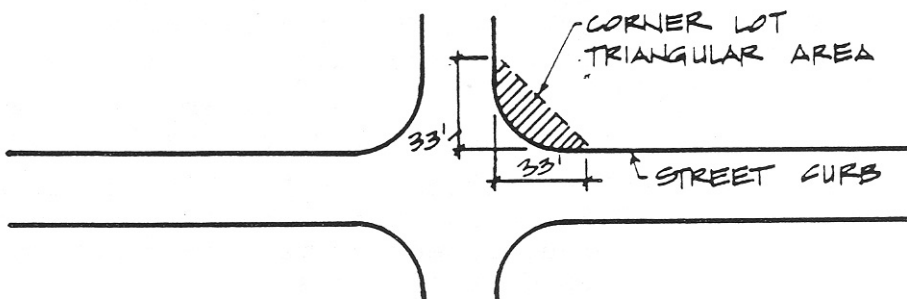
- ~~B.2. Walls and Fences.~~ Walls and fences may be placed on property lines, subject to the standards in Section 4-507, Screens, Walls, and Access Control Standards, and the vision clearance requirements in Section 4-205, below.

- ~~C.3. Accessory Building.~~ An accessory ~~building structure~~ may encroach into the standard rear and side yard setback, provided that required separation requirements for fire protection ~~is are~~ provided through applicable building codes and the standards contained in Section 3-402 are met

Section 4-205 Clear Vision Requirements. (move to part 4. ch. 5)

Except as otherwise approved in writing by the Public Works Manager, a wall, building, landscaping, or other visual obstruction exceeding two (2) feet in height (measured from street curb) shall not be placed within a "clear vision triangle." A clear vision triangle is the area formed by the curb lines and a line connecting them at points thirty-three (33) feet from the intersection of lines, extended from the curbs.

There shall be an exception for a reasonable number of trees pruned high enough to permit unobstructed vision to automobile drivers.



Chapter ~~3~~⁴– Building Design

Section 4-301 Purpose and Applicability.

Section 4-302 Building ~~Design~~^{Identification}. (relocated – please change)

Section 4-303 Building Height Step-Down.

Section 4-304 Mechanical Equipment

Section 4-30~~5~~⁴ Employee Service Entrances and Exits.

Section 4-306 Public Safety Radio Amplification System

Section 4-30~~7~~⁵ Building ~~Design~~^{Identification} Guidelines. (relocated - change)

Section 4-301 Purpose and Applicability.

A. Purpose. The purpose of Chapter 3 is to ensure that buildings are designed with:

1. aesthetic values that are contextually appropriate; and ~~proper addressing~~
2. compatible relationships with their surroundings.~~accessibility to pedestrians and those with disabilities;~~
3. defensible space and crime prevention features;
4. ~~aesthetic values that are contextually appropriate; and~~ accessibility to pedestrians and those with disabilities;
5. ~~compatible relationships with their surroundings.~~ proper addressing.

B. Applicability. The standards in Chapter 5 apply to all buildings, except single family (~~non-attached~~^{detached}) dwellings.

Section 4 302 Public Safety Radio Amplification System

The provisions of this article shall apply to:

- (1) New buildings greater than fifty thousand (50,000) square feet;

- (2) Existing buildings over 50,000 square feet when modifications, alterations or repairs exceed fifty percent (50%) of the value of the existing building(s) and are made within any twelve (12) month period or the usable floor area is expanded or enlarged by more than fifty percent (50%) and
- (3) All basements where the occupant load is greater than fifty (50) regardless of the occupancy or sub-level parking structures over ten thousand (10,000) square feet. See Tempe City Code Chapter 9, Article II, Sections 9-21 through 9-32.

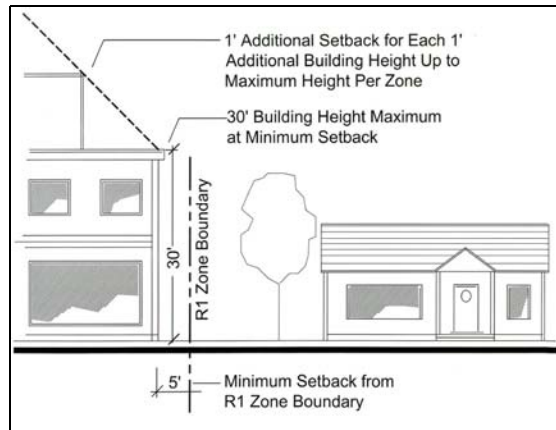
Section 4-302 Building Identification.

Buildings are required to have a site address. Building identification signs and site addresses shall conform to the standards in Section 4-7-202, Address Sign.

Section 4-303 Building Height Step-Down.

~~Where buildings are required to step down in elevation~~ When a district other than single family is adjacent to single family residential districts, buildings are required to step-down in elevation, one (1) additional foot setback for each one (1) foot additional building height over thirty (30) feet. Step-down requirements begin at the district's required setback from the single family residential district or five (5) feet; whichever is greater. ~~‡~~The building wall shall be setback as illustrated in Figure 4-303, below:

Figure 4-303: Building Height Step-Down *(revise showing R1 setback at 7 feet instead of 20, or show the residential property backing up to the other district (backyard separation))*



Sec. 4-304 Mechanical Equipment.

1. All building-mounted and ground-mounted mechanical equipment shall be screened from view by existing and potential uses on adjoining properties, using elements that are integral to the building or site design, as applicable, and as approved through Design Review. Ground-mounted equipment may be screened using a masonry wall or other durable material as approved through Design Review;

Structures that cannot be fully screened due to their unique functional requirements (e.g., satellite dish, cooling towers, etc.) shall be made visually subordinate with architectural features that blend with the design of the main building and meet building code standards, as approved through Design Review;

Section 4-304 Employee Service Entrances and Exits.

Employee service exit and entrance doors shall be equipped with a security vision panel. A vision panel is a minimum six (6) inch by six (6) inch lexan® (“registered trademark”); laminated glass window center mounted on a door, and located sixty-three (63) inches from the center of the glazing to the bottom edge of the door. Wire glass vision panel is acceptable when required by applicable codes. This section applies only to new buildings designed for commercial or institutional uses, and does not apply to exterior doors installed to provide access to building utilities only. The Development Services Manager may approve other types of vision panels providing equal security.

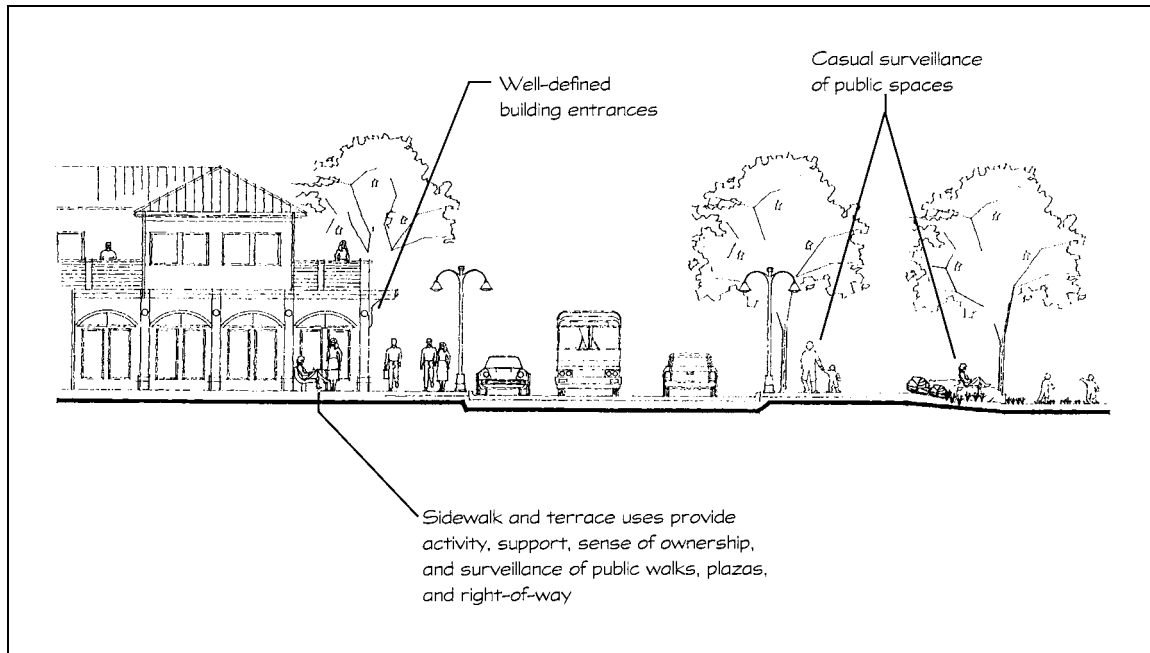
Section 4-305 Building Design Guidelines.

- A. Contextual Design Guideline.** Building elevations and materials should have design characteristics that are contextually appropriate. Contextual relationships are determined through design review and consider: massing, rhythm, scale, height, roof form, fenestration (windows and doors),

articulation/relief, materials, detailing, lighting, signs, and other features of existing on the site, if any, and adjacent buildings. Where contrasting design elements are provided, the applicant must demonstrate how the alternate design is equal or superior to the existing and/or adjacent building design in terms of compatibility.

1. **New Design Character.** A building design that varies from the contextual design guideline in 4-305A in establishing a new character, may be approved only after demonstrating that the proposed design is consistent with the design review approval criteria in Section 6-302 and it provides exceptional or unique benefits to the neighborhood or community, which may include but are not limited to the following values:
 - a. Energy conservation through a certified “green building” or “sustainable development” project.
 - b. Historic preservation;
 - c. Affordable housing.
- B. Accessibility.** Buildings shall be accessible for every person, consistent with the Americans With Disability Act (ADA) and its implementing standards and guidelines. The Americans with Disabilities Act (ADA) is a federal law that was enacted in 1990 for the purpose of ensuring that all Americans have the same basic rights of access to services and facilities. The ADA prohibits discrimination on the basis of disabilities. To effect this prohibition, the statute required certain designated federal agencies to develop implementing regulations, known as the ADA Accessibility Guidelines (ADAAG). The guidelines and standards contained within the ADAAG are continually being updated and refined, and current versions should be reviewed as part of the design process for every project.
- C. Crime Prevention Design.** Safe environments and pedestrian activity are interrelated and one cannot exist without the other. Therefore building designs should support pedestrian activity and provide natural surveillance of spaces from key locations inside and next to buildings. This should be accomplished through the appropriate design and placement of windows, entrances, pedestrian amenities, lighting, outdoor rooms (e.g., balconies, arcades, and similar features), and activity support. Buildings should incorporate entrances, windows, balconies, and activities allowing visibility of the street, parking areas, and entrances from inside buildings; and visibility of building entrances and other public gathering spaces from the street, as generally shown in Figure 4-305C, below. Lighting must conform to the provisions of Part 4, Chapter 8.

Figure 4-305C: Crime Prevention Design



Section 4-307 Art in Private Development.

A. Developers of projects that contain more than fifty thousand (50,000) square feet gross floor area of commercial or office use within any zoning district, or is a phase of a larger project approved after February 24, 1990 that contains a total of more than fifty thousand (50,000) square feet gross floor area of commercial or office use within any zoning district, shall contribute to Art In Private Development. The art contribution shall take the form of either on-site installation of exterior artwork or an equivalent cash donation to the Tempe municipal arts fund. All art contributions shall conform to the City of Tempe "Art In Private Development Guidelines" adopted by the City Council.

Chapter 4 – Parking

(reorganize sections as shown)

Section 4-401 Purpose and Applicability.

Section 4-~~402~~404 ~~General~~District Parking Standards.

Section 4-~~403~~402 Parking Ratios ~~Required for Calculating Required Parking~~.

Section 4-~~404~~ ~~Loading and Unloading Facility Standards~~.

Section 4-~~405~~403 Shared Parking ~~Analysis and Management Options~~ (Parking by Demand??).

Section 4-~~406~~405 Parking Area ~~Dimensions~~Standards.

Section 4-~~407~~406 Bicycle Parking Design Guidelines.

Section 4-401 Purpose and Applicability.

- A. Purpose.** The purpose of Chapter 4 is to provide standards for vehicle and bicycle parking facilities. ~~The design of parking areas is critically important to the viability of some commercial areas, pedestrian and driver safety, pedestrian accessibility, the efficient and safe operation of adjoining streets, and the visual character and livability of the community. Because vehicle parking can occupy large amounts of land, it must be planned and designed carefully to use the land efficiently, support motorized and non-motorized transportation, and protect and enhance visual character.~~ This Chapter recognizes that each development has unique parking needs ~~by and providing~~ provides a flexible approach for determining parking space requirements. ~~This Chapter provides standards for both vehicle parking and bicycle parking because many people use bicycles for recreation, commuting, and general transportation. Bicycle riders of all ages need safe and adequate spaces to park their bicycles throughout the community. Chapter 6 sets minimum and maximum standards for parking to serve the various uses allowed under this Code. These standards are intended to accommodate parking needs, while avoiding development of excessive surface parking, thus avoiding unnecessary paving and minimizing heat island effects. The city in no way guarantees that conformance to these standards will result in sufficient quantities of parking for any use that may have more stringent or unusual needs of its own.~~
- B. Applicability.** Conformance to the standards in Chapter 4 shall be required for all uses and developments. ~~that are subject to approval under this Code.~~ Construction or modification of any parking area shall comply with plans that have been approved by the City.

Section 4-402 General Parking Standards.

A. Parking Required. Except as provided under Section 3-402B, no use shall provide less than the minimum or more than the maximum number of off-street parking spaces required under Section 3-403. The use of any property is conditional upon the unqualified continuance and availability of the parking as required by this Code. In phased P.A.Ds, individual phases of the P.A.D. are exempt from the maximum parking standards in Section 3.403, provided that the P.A.D. does not exceed the maximum allowable parking at buildout.

B. Parking Standards Applicable in All Land Use Districts.

1. Parking spaces shall conform to the vision clearance standards in Section 4-205 and the pedestrian and vehicle circulation standards in Sections 4-602 and 4-603.
2. Parking is allowed only on paved parking surfaces. Pavement may be concrete, asphalt, or a porous material approved by the Development Services Manager. Where decomposed granite or similar porous pavement is used, the parking lot entrance(s) and exit(s) shall have treads to remove loose particles from the tires of vehicles;
3. A parking areas shall be located on the lot it serves, or where shared parking is provided under Section 3-405, the parking area may be located on a different lot when the parking is located within two hundred (200) feet of the subject use. Whenever required parking is provided on a contiguous lot a parking covenant and agreement shall be filed with the development services department prior to issuance of a building permit;
4. Parking for a use that is located in a multifamily residential, commercial, mixed-use or industrial district, when the use is not allowed in the R1 district, may not be provided on any property in a single family (R1) district;
5. A curb or bumper guard at least six (6) inches in height shall be installed so that no part of any vehicle extends into any landscaped setbacks or landscaped areas required by this ordinance or beyond any property line;
6. Where vehicles extend into or overhang any walkway a minimum six (6) foot sidewalk shall be installed, No vehicle may overhang any part of a bikeway system;
7. Landscape islands (with raised concrete curbing), landscape beds, or tree cut-outs shall define pedestrian pathways, parking lot entrances, aisles and ends of all parking aisles; Each landscape island in the parking area shall be a minimum of one hundred twenty (120) square feet in area, including curbs, and measure a minimum of 7 feet in width at the midpoint. A landscape island shall be installed after 15 consecutive

parking spaces and at the end of each row of parking. See Section 4-505 Landscape Standards and 4-507.

8. Recreational vehicles that exceed twenty-one (21) feet in length and all boats and trailers shall not be parked in the required front yard or required street side yard, except for periods of up to forty-eight (48) hours for the purpose of loading, unloading and cleaning; and
9. All parking spaces shall be adequately marked, and the paved area shall be properly drained and kept free from dust or loose particles at all times.

C. Parking Standards Applicable in Single family (R-1) Districts. In addition to the requirements of Section 3-402C above, the following standards shall be met in all single family (R1) and agriculture (AG) zoning districts:

1. Recreational vehicles, boats, and boat trailers that exceed twenty-one (21) feet in length and are parked in the required front yard or required street side yard shall be subject to a Use Permit; and
2. Parking requirements for projects in the R1-PAD district shall be established with the PAD approval.
3. Required parking spaces may be located in the required front yard or required street side yard subject to a use permit. (add from 808, Sec 4-202, 3)

D. Regulations Applicable in Zoning Districts Other Than Single Family. In addition to the requirements of Section 3-402C above, those uses allowed in all other zoning districts shall comply with the following regulations:

1. Tandem parking may be allowed, subject to an approved Use Permit or Planned Area Development;
2. Paved areas that are in a fire lane, driveway, drive-through lane or service bay and that are needed for circulation in front of loading ramps or bay doors shall not be used for parking or outdoor display at any time. Parking stalls that would block a building entrance are prohibited;
3. Parking structure designs shall minimize risk and opportunity for crime through clearly marked and accessible pedestrian routes, wayfinding, lighting, and opportunities for surveillance.

B.E. Parking by Demand Study. The parking ratios in Section 3-403 may be reduced upon approval of a Parking by Demand Study, consistent with subsections 1-3, below. (See also, ~~Parking by Demand Model~~Shared Parking Model and Parking by Demand Study Guidelines in Appendix C)

1. The applicant's calculation of parking demand shall be based on a professional parking analysis and management plan that is submitted with the site plan land use or development approval. The Zoning

Administrator has authority for determining parking demand. All such determinations shall be made using the Administrative Review procedure provided in Section 6-205.

2. The owner or manager of a project approved under the parking demand alternative, once built, shall maintain an accurate up-to-date record of the usage of the gross floor area for the project, both occupied and vacant, according to type of use. The Development Services Manager may require this record be provided when the owner applies for a new land use or development approval for the subject parcel.
3. In cases where parking for a project is to be provided on more than one lot a parking association shall be formed by the owners of the affected parcels prior to issuance of a building permit. Documentation of the association shall be provided to the Zoning Administrator prior to issuance of the building permit.

C. Parking Standards Applicable in All Land Use Districts.

- ~~1. All off street parking areas shall have access to a public street by means of a paved driveway that extends from the public right-of-way on-site to a point not less than twenty (20) feet from the right-of-way line;~~
- ~~2. (Move the following sentence to E: Parking spaces shall conform to the vision clearance standards in Section 4-205 and the pedestrian and vehicle circulation standards in Sections 4-602 and 4-603. Parking spaces shall conform to the vision clearance standards in Section 4-205 and the pedestrian and vehicle circulation standards in Sections 4-602 and 4-603. Parking lots shall maintain a minimum 14 foot minimum vehicle access lane, except where a greater dimension is required under Section 3-406;~~
- ~~3. Parking is allowed only on paved parking surfaces. Pavement may be concrete, asphalt, or a porous material approved by the Development Services Manager. Where decomposed granite or similar porous pavement is used, the parking lot entrance(s) and exit(s) shall have treads to remove loose particles from the tires of vehicles;~~
- ~~4. A parking areas shall be located on the lot it serves, or where shared parking is provided under Section 3-405, the parking area may be located on a different lot when the parking is located within two hundred (200) feet of the subject use. Whenever required parking is provided on a contiguous lot a parking covenant and agreement shall be filed with the development services department prior to issuance of a building permit;~~
- ~~5. Parking for a use that is located in a multifamily residential, commercial, mixed use or industrial district, when the use is not allowed in the R1 district, may not be provided on any property in a single family (R1) district;~~

- ~~6. Vehicles shall not overhang any sidewalk, pathway, bicycle lane, or landscape;~~
- ~~7. Where an entry gate, guard house or drive through service facility controls vehicle access or egress, an adequate stacking lane shall be provided, as recommended by the City Engineer. The stacking lane shall not interfere with maneuvering into parking spaces or traffic flow of aisles, streets, bike paths or sidewalks. Other Code requirements applicable to gates shall be met, per Section 4-602.~~
- ~~8. Each landscape island in the parking area shall be a minimum of one hundred twenty (120) square feet in area, including curbs, and measure a minimum of seven (7) feet in width at the midpoint;~~
- ~~9. Recreational vehicles that exceed twenty one (21) feet in length and all boats and trailers shall not be parked in the required front yard or required street side yard, except for periods of up to forty eight (48) hours for the purpose of loading, unloading and cleaning; and~~
- ~~10. All parking spaces shall be adequately marked, and the paved area shall be properly drained and kept free from dust or loose particles at all times.~~

D. ~~Parking Standards Applicable in Single family (R-1) Districts.~~ In addition to the requirements of Section 3-402C above, the following standards shall be met ~~in all single family (R1) and agriculture (AG) zoning districts:~~

- ~~1. Recreational vehicles, boats, and boat trailers that exceed twenty one (21) feet in length and are parked in the required front yard or required street side yard shall be subject to a Use Permit; and~~
- ~~2.4. Parking requirements for projects in the R1 PAD district shall be established with the PAD approval.~~

E. ~~Regulations Applicable in Zoning Districts Other Than Single Family.~~ In addition to the requirements of Section 3-402C above, those uses allowed in all other zoning districts shall comply with the following regulations:

- ~~1. When required for refuse vehicles or fire trucks, parking lots shall have the necessary dimensions for the on-site maneuvering for these vehicles. A minimum 20-foot wide, unobstructed driveway, lane, or other access way and turn around may be required for this purpose. If off site maneuvering is necessary, a permanent, recorded cross-access easement must be filed with the Public Works Manager prior to issuance of a building permit;~~
- ~~2. All parking areas shall be designed so as to provide ingress and egress from a public street by forward motion of the vehicle, except for single family and multifamily developments with eight (8) or fewer dwelling units;~~

- ~~3. Using an alley for access to a parking lot opposite any single family (R1) zoning district is permitted only when part of an approved Use Permit or Planned Area Development approval;~~
- ~~4. Tandem parking may be allowed, subject to an approved Use Permit or Planned Area Development;~~
- ~~5. Paved areas that are in a fire lane, driveway, drive-through lane or service bay and that are needed for circulation in front of loading ramps or bay doors shall not be used for parking or outdoor display at any time. Parking stalls that would block a building entrance are prohibited;~~
- ~~6.4. Parking structure designs shall minimize risk and opportunity for crime through clearly marked and accessible pedestrian routes, wayfinding, lighting, and opportunities for surveillance.~~

Section 4-403 ~~Ratios Required for Calculating Required Parking~~ **Ratios.**

The number of required off-street vehicle and bicycle parking spaces shall be calculated for each use as follows:

- A. ~~Number of Off-Street~~ **On site Parking Spaces Required.** ~~Parking calculations shall be provided for every separate main or primary use on the site, as identified in the site and floor plans submitted for approved under Part 6. The minimum parking ratios in Table 3-403E, below, are applied to the total area devoted to each use on the site. The uses in Table 3-403E that have s~~ Statements like "+ office" are intended to remind the applicant to identify and include all independent uses. Parking calculations shall be provided for every separate main or primary use on the site, as identified in the site and floor plans submitted for approved under Part 6. Handicapped spaces may be counted as providing parking to meet the parking required or demand. Shared parking may be provided in conformance with Section 3-405;**
- B. ~~Accessible Parking Spaces (Americans With Disabilities Act - ADA).~~** The minimum number of accessible parking spaces shall conform to ADA requirements. Refer to Federal ADA code reference in appendix.
- ~~B.~~ B.C. **Maximum Parking Spaces.** The number of parking spaces provided by any ~~particular use~~ development in surface parking lots shall not exceed one hundred twenty-five (125) percent of the minimum required spaces in Table 3-403E, ~~unless authorized by a use permit or planned area development approval. On site parking spaces in excess of 125%, are allowed in the following situations: The following types of parking spaces may be subtracted from the calculation used to determine compliance with the 125 percent maximum: on street parking, a) parking within the building footprint of a structure (e.g., rooftop parking, below grade parking, multi-level parking structure), b) when a change in use causes a lower parking requirement, c) p.~~ Parking spaces managed for shared parking, ~~as defined in Section 3-405, also do not apply toward the~~**

~~maximum number.~~ A use permit is required to provide more parking than the maximum standard allows. Phased projects with a PAD do not need to comply, until the final phase is constructed.

C.D. Parking Calculations. If the zoning administrator determines that an activity could function independent of the main use for the space, lot or building, then it must be included in the required parking calculation and must provide parking of its own. Parking calculations shall follow the requirements below:

1. When multiple uses are proposed, the fractional parking requirement for each use is added together prior to rounding off. Parking is rounded up if the sum is greater than one-half (>0.5);
2. Gross floor area shall be used for square footage (s.f.) calculations, except where otherwise indicated;
3. A separate parking calculation is not required for accessory uses;
4. The following standards apply to specified and unspecified tenant spaces in industrial buildings:

a. Specified:

1. Where tenants are specified and listed by name of company, then parking is calculated with twenty (20) percent office and eighty (80) percent warehouse. The warehouse standard is one space per 500 square feet (1/500) for the first 10,000 square feet and one space per 5,000 square feet (1/5,000) for the remaining warehouse area. The office shall be calculated at one space per 300 square feet (1/300). No minimum floor area is specified in this scenario.

~~a. Where no specific tenants are identified, the building shall be divided into equal tenant spaces with no tenant space containing more than 40,000 square feet. After dividing the individual tenant spaces into twenty (20) percent office use and eighty (80) percent warehouse use, the parking standard is one space per 500 square feet (1/500 s.f.) for the first 10,000 square feet of the warehouse use, and one space per 5,000 square feet (1/5,000 s.f.) for the remaining warehouse area. The office portion shall be calculated at one space per 300 square feet (1/300) of office floor.~~

b. Unspecified:

1. Where no specific tenants are identified, the building shall be divided into equal tenant spaces with no tenant space containing more than 40,000 square feet. After dividing the individual tenant spaces into twenty (20) percent office use and eighty (80) percent warehouse use, the parking standard is one space per 500 square feet (1/500 s.f.) for the first 10,000 square feet of the warehouse use, and one space per 5,000 square feet (1/5,000 s.f.) for the remaining warehouse area. The office portion shall be calculated at one space per 300 square feet (1/300) of office floor.

This provision is specifically used for large, distribution, industrial buildings larger than 100,000 s.f..

~~b. Where tenants are specified and listed by name of company, then parking is calculated with twenty (20) percent office and eighty (80) percent warehouse. The warehouse standard is one space per 500 square feet (1/500) for the first 10,000 square feet and one space per 5,000 square feet (1/5,000) for the remaining warehouse area. The office shall be calculated at one space per 300 square feet (1/300). No minimum floor area is specified in this scenario.~~

2. Parking is calculated with twenty (20) percent office and eighty (80) percent warehouse. The warehouse standard is one space per 500 square feet (1/500) for the first 10,000 square feet and one space per 5,000 square feet (1/5,000) for the remaining warehouse area. The office shall be calculated at one space per 300 square feet (1/300). No minimum floor area is specified in this scenario. This provision is specifically used for office/warehouse buildings that does not exceed 40,000 s.f..

c.

~~e. The parking ratios in 'a' and 'b', above, are minimum requirements; the project may provide additional parking within the limit prescribed in subsection 3-403B above.~~

~~**D. Americans With Disabilities Act (ADA) Accessible Parking Spaces.** The minimum number of accessible parking spaces shall conform to ADA requirements. See Appendix B-6 for related parking table and parking stall dimensions.~~

E. Parking Ratio Table. Table 3-403E provides minimum off-street parking requirements for uses allowed by this Code. Requirements for uses not specifically listed shall be determined by the Zoning Administrator using the Similar Use Ruling procedure in Section 6-301.

Table 4-403E: Ratios for Off-Street Parking	
Use	Minimum Number of Parking Spaces (Bike Parking in Parentheses)
Amusement park	1 per 500 sf of public area (1 per 5,000 sf)
Arcade	1 space per 150 sf (1 per 1,000 sf)
Auto sales & service	1 space per 300 sf; 7 spaces minimum
Bank	1 space per 300 sf (1 per 3,000 sf)
Bar/nightclub	1 space per 50 sf (1 per 2,000 sf)
Bed and Breakfast/guest room	1 space per BR (0.5 per BR)
Boarding house	1 space per BR (0.5 per BR)
Bowling alley	5 spaces per lane + bar, etc. (0.5 per lane)

Table 4-403E: Ratios for Off-Street Parking	
Use	Minimum Number of Parking Spaces (Bike Parking in Parentheses)
Call center	1 space per 150 sf (1 per 1,500 sf)
Car wash – automatic	1 space per 300 sf (1 per 1,000 sf)
Car wash – self serve	0.5 spaces per bay
Church/place of worship	1 space per 100 sf for sanctuary + school, etc. (1 per 1,500 sf)
Conference/assembly	1 space per 125 sf (1 per 2,000 sf)
Convenience store/gas	1 space per 300 (1 per 2,400 sf)
Court (tennis, racquetball, etc.)	2 per court + restaurant, etc. (0.5 per court)
Day care, children	1 space per 300 sf (1 per 3,000sf)
Fraternity/sorority and other student housing recognized by an education institution.	1.5 spaces per BR (1 per BR)
Furniture sales	First 10,000 sf @ 1 space per 500 sf + 1 space per 5,000 sf remaining (1/5,000 sf)
Golf course/clubhouse	4 spaces per green (0.2 per green) + restaurant, pro shop, etc.
Golf driving range	0.5 space per tee + retail (pro shop)
Health club/spa	1 space per 125 sf (1 per 1,500 sf), or sum of components (courts, daycare, office, etc.), whichever is less. greater.
Hospital	0.5 space per bed & 1 space per doctor on staff + 0.5 (0.2) space per employee
Hotel/motel	1 space per unit + office, etc. (0.05/unit)
Lodge/club	1 space per 125 sf (1 per 2,000 sf)
Manufacturing	1 space per 1,000 sf + office (1 per 5,000 sf)
Mini-golf	1 space per hole + arcade, etc. (0.5 per hole)
Mini-warehouse	1 per 5,000 sf; includes manager's office
Mobile home/trailer	2 spaces + 0.2 guest spaces per unit
Mortuary	1 space per 125 sf

Table 4-403E: Ratios for Off-Street Parking

Use	Minimum Number of Parking Spaces (Bike Parking in Parentheses)
Multi-family <ul style="list-style-type: none"> - Guest - Studio - 1 Bedroom - 2 Bedroom - 3 Bedroom - 4 Bedroom - Elderly 	<ul style="list-style-type: none"> - 0.2 space per unit - 1 space per unit (0.5 per unit) - 1.5 spaces per unit (0.75 per unit) - 2 spaces per unit (1 per unit) - 2.5 spaces per unit (1.25 per unit) - 3 spaces per unit (1.5 per unit) - 0.5 space per unit
Museum	1 space per 250 sf (1 per 4,000 sf)
Nursing home/elder care	0.5 space per bed (0.05 per bed)
Office <ul style="list-style-type: none"> - General - Medical 	<ul style="list-style-type: none"> - 1 space per 300 sf (1 per 2,500 sf) - 1 space per 150 sf (1 per 3,000 sf)
Billiard Establishment	1 space per 125 sf (1 space per 2,000 sf)
Restaurant <ul style="list-style-type: none"> - Indoor - Outdoor 	<ul style="list-style-type: none"> - 1 space per 75 sf (1 per 1,000 sf) - 1 space per 150 sf (1 per 2,000 sf) or: 1 space per 4 seats/chairs if no patio wall (1 per 50 seats/chairs)
Retail – indoor	1 space per 300 sf (1 per 3,000 total sf)
Retail – outdoor	1 space per 500 sf (1 per 5,000 sf)
School – elementary/junior high	1 space per 300 sf classroom and ⁺ office (1 per 1,000 sf)
School – high school/college	1 space per 200 sf classroom and ⁺ office (1 per 1,500 sf)
Single family	2 spaces per unit (R1-PAD requirement shall be established with the P.A.D.). Single family building used as multifamily dwelling requires 1 space per bedroom.
Stadium/arena	0.2 space per seat + restaurant, etc. (1 per 100 seats)
Team sports (volleyball, baseball, soccer, etc.)	9 per field or court (4 per field or court)
Theater	1 space per 3 seats (1 per 500 sf)
Warehouse <u>Tenant Specific</u>	<u>First 10,000 sf of warehouse @ 1 space per 500 sf + 1 space per 5,000 sf for remaining warehouse + office parking ratio requirement (1 per 5,000 total sf)</u>

Table 4-403E: Ratios for Off-Street Parking	
Use	Minimum Number of Parking Spaces (Bike Parking in Parentheses)
<u>Without Specified Tenant</u>	<u>Check back with steve</u> See Section 605(A)(7). Bicycle parking based on any office space (1 per 2,500 sf)

~~Section 4-404 Loading and Unloading Facility Standards.~~

~~Off street loading areas shall be provided in the following manner:~~

- ~~A. **Dimensions.** Dimensions for required freight and equipment loading spaces shall based on the proposed use, and subject to review and approval by the Development Services Manager.~~
- ~~B. **Lighting.** Loading areas shall have lighting capable of providing adequate illumination for security and safety. Lighting standards shall be energy-efficient and in scale with the height and use of the structures. Any illumination, including security lighting, shall conform to the standards in Chapter 8, Lighting.~~
- ~~C. **Striping.** Loading areas shall be striped indicating the loading spaces and identify the spaces for "loading only." The striping shall be permanently maintained in a clear and visible manner at all times.~~

Section 4-405 Shared Parking ~~Analysis and Management Options.~~

Parking requirements for two or more uses may be satisfied with shared parking. Shared parking may be approved only when the subject uses have inherent differences in parking activity patterns, the combined parking requirement will not exceed the available parking supply, and the right of joint use of a parking facility is evidenced by a contract establishing joint use. Shared parking shall be subject to review and approval by the Zoning Administrator, and shall conform to the following standards:

- ~~A. **Location.** A use for which an application is being made for shared parking shall be located within 200 feet of the use for which it is intended.~~
- A. **Location.**
Parking shall be provided on the same or a contiguous lot. Parking may be provided off-site with professional analysis that the proximity of the parking is acceptable.

In cases where parking for a project is to be provided on more than one lot a parking association shall be formed by the owners of the affected parcels prior to issuance of a building permit. Documentation of the association shall be provided to the Zoning Administrator prior to issuance of the building permit.

- B. Parking by Demand Study.** The applicant's calculation of parking demand shall be based on a professional parking analysis and management plan that is submitted with the site plan, land use, or development proposal.
- C. Implementation** The owner or manager of a project approved under the parking demand alternative, once built, shall maintain an accurate up-to-date record of the usage of the gross floor area for the project, both occupied and vacant, according to type of use. The Development Services Manager may require this record be provided when the owner applies for a new land use or development approval for the subject parcel.
- B.D. Shared Parking Model.** The Shared Parking Model (Appendix C) shall be used as a basis for predicting the Parking Demand for a particular mix of uses on a site, except where the zoning administrator has approved the use of a customized parking model.

Section 4- 406 Parking Affidavit.

A document provided by and filed with the development services department that transfers the rights to the unqualified availability of a specific number of parking spaces from one property (which can no longer take credit for them) to another for as long as the spaces are required by ordinance. (include in definition)

Section 4-4076 Parking Area Dimensions.

- A. Parking Area Dimensions.** Minimum dimensions for parking spaces:
1. Motor vehicle parking spaces shall measure eight (8) feet six (6) inches wide by eighteen (18) feet long or by sixteen (16) feet long, with not more than a two (2) foot overhang when allowed;
 2. All parallel motor vehicle parking spaces shall measure eight (8) feet six (6) inches by twenty-two (22) feet;
 3. Recreational vehicle spaces shall measure ten (10) feet by twenty-four (24) feet;
 4. Bicycle parking shall be on a two (2) x six (6) foot minimum concrete pad;
 5. End spaces for motor vehicles shall provide a three (3) foot maneuvering area. See Figure 3-406A5, below;
 6. Parking area layout shall conform to the dimensions in Figure 3-406A6 and Table 3-406A6, below; and

7. Parking areas shall conform to Americans With Disabilities Act (ADA) standards for parking spaces (dimensions, van accessible parking spaces, etc.). ~~Parking structures shall provide a minimum vertical clearance of 13 feet 6 inches, or greater if required, for wheelchair vans. See Americans With Disabilities Act Design Guidelines in Appendix B-6.~~ Parking structure vertical clearance, van accessible parking spaces, should refer to the Reference Federal ADA.

Figure 4-4076A6: Maneuvering Areas

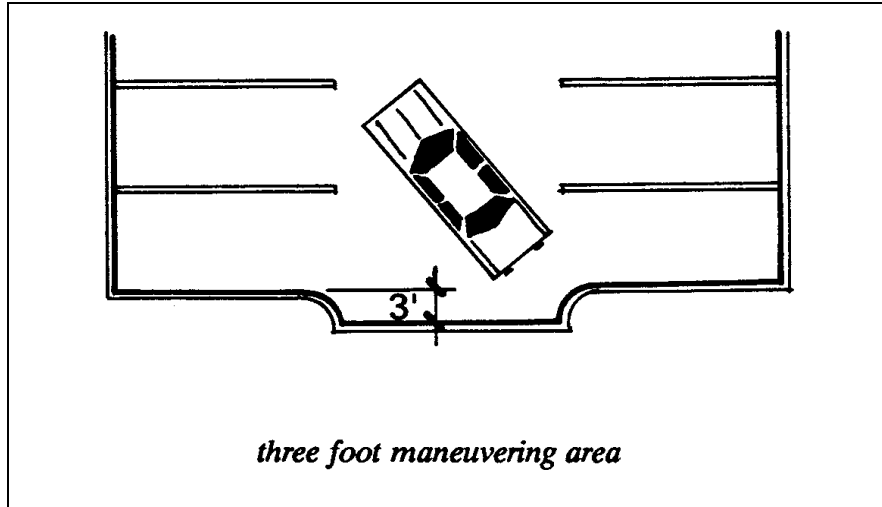


Figure 4-4076A7: Parking Area Layout

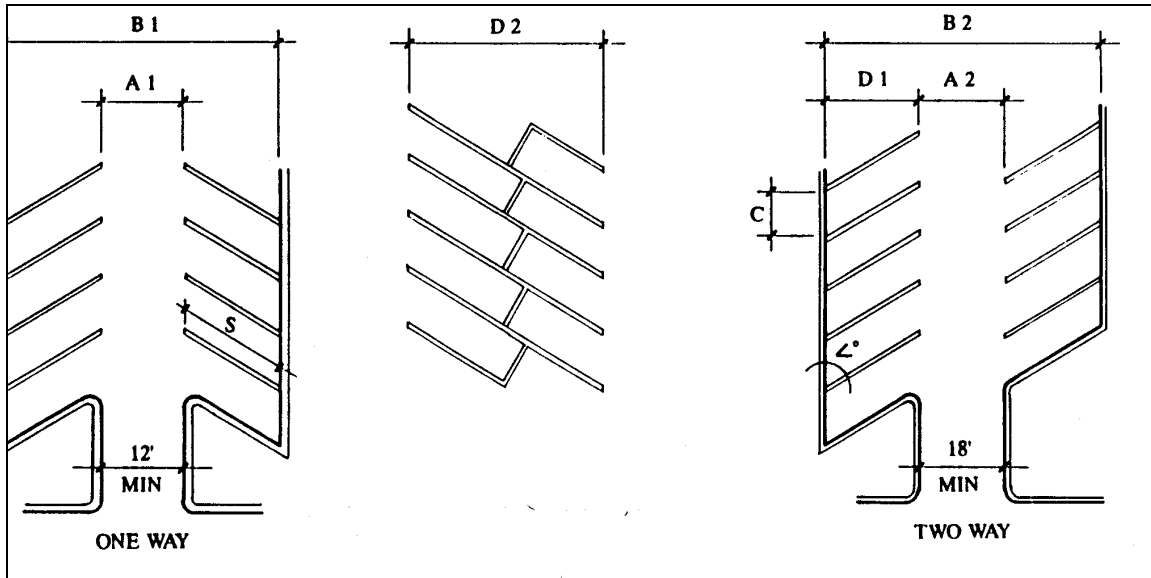


Table 4-4076A7: Parking Area Layout

	PARKING ANGLE < °	CURB LENGTH	STALL DEPTH		AISLE WIDTH		BAY WIDTH		STRIPE LENGTH
			SINGLE D1	DOUBLE D2	ONE WAY A1	TWO WAY A2	ONE WAY B1	TWO WAY B2	
Standard Space	90°	8'-6"	18'	36'	23'	23'	59'	59'	18'
	60°	10'	20'	40'	17'	18'	57'	58'	23'
	45°	12'	18'-6"	37'	13'	18'	50'	55'	26'-6"
	30°	17'	16'-6"	33'	12'	18'	45'	51'	32'-8"
	0°	22'	8'-6"	17'	12'	18'	29'	35'	8'-6"
Recreational Vehicle	90°	10'	24'	48'	24'	24'	72'	72'	24'
	60°	11'-6"	26'	46'	22'	22'	74'	74'	30'
	45°	14'	24'	41'	20'	20'	68'	68'	35'
	30°	*	*	*	*	*	*	*	*
	0°	*	*	*	*	*	*	*	*

Section 4-4087 Bicycle Parking Design Guidelines.

A. Bicycle Parking Location and Design.

1. All parking spaces for bicycles shall be equipped with a security rack that is designed and installed in conformance with the Bicycle Facility Design Guidelines (Appendix B-2). Bicycle racks other than the standard detail may be approved, subject to Design Review and approval by the Public Works Manager;
2. Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only;
3. Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as to not conflict with vision clearance standards, per Section 4-205;
4. Bicycle parking should be conveniently located with respect to both the street right-of-way and at least one building entrance (e.g., no farther away than the closest parking space). It should be incorporated whenever possible into building design and coordinated with the design of street furniture (e.g., benches, street lights, planters and other pedestrian amenities) when street furniture is provided;
5. Bicycle racks should be installed near main building entrances and located in areas with shade. A pedestrian pathway linking the bicycle parking area to the public sidewalk and the primary building entrance(s) should be provided;
6. Site design for bicycle parking should conform to the Pedestrian and Bicycle Facility Design Guidelines (Appendix B-2);
7. Bicycle parking should be visible to cyclists from street sidewalks or building entrances, to aid in security from theft and damage; and
8. Bicycle parking should be at least as well lit as vehicle parking for security.

- B. Options for Storage.** Bicycle parking requirements for long-term and employee parking can be met by providing a bicycle storage room, bicycle lockers, racks, or other secure storage space inside or outside of the building.

The following is a recommendation on how to reorganize this chapter.

Chapter 8: Landscape

4-801 Purpose & Applicability

4-802 General Standards

- A. Storm Water Retention Area Standards
- B. Access Control
- C. Low Water Use
- D. Landscape Requirements
 - 1. Walls
 - 2. Hardscape
 - 3. Plantings

4-803 Street Frontage Standards

- A. Areas (setbacks)
- B. Screen Buffers (walls/buffers)
- C. Landscape Requirements
 - 1. Hardscape
 - 2. Plantings

4-804 Parking Lot Standards

- A. Landscape Requirements
 - 1. Hardscape [ref to 4-803, __]
 - 2. Plantings

4-805 Pedestrian Areas

- A. Landscape Requirements
 - 1. Hardscape
 - 2. Plantings

4-806 Walls

- A. Heights per district
- B. Locations

Chapter 5 – Landscapes & Walls

- Section 4-501 Purpose and Applicability.
- Section 4-502 General Landscape Standards.
- Section 4-503 Low Water Use Landscaping.
- Section 4-504 Street Frontage Landscape Standards.
- Section 4-505 Parking Facility Landscape Standards.
- Section 4-506 Water Retention Area Landscape Standards.
- Section 4-507 Screens, Walls, and Access Control Landscapes.

Section 4-508 Landscape Design Guidelines.

NOTE: It is difficult to tell where standards end and guidelines begin. Italicize all guidelines and put highlighted “GUIDELINES” Heading vertically on side of every page that has guidelines.

~~Section 4-509 Art in Private Development.~~

Section 4-501 Purpose and Applicability.

A. Purpose. This chapter provides standards for the design of landscape treatments, including planted materials, ground covers, landscape structures, hardscapes (e.g., plazas, courtyards, walls), screening, walls, and access control devices. Its purpose is to create functional, safe, accessible, and attractive outdoor areas, as well as screen from view any and all uses that may be unattractive to public view. Landscape design standards are intended to: assist in controlling erosion, reduce dust and glare, provide shade, visually soften building masses, create defensible spaces that support crime prevention, ensure ADA accessibility, and aid in screening ~~incongruous~~ and intense activities. The design standards and guidelines in this Chapter are intended to be flexible and adaptable to the context in which they are applied.

B. Applicability. ~~All projects that are subject to land use or development approval under this Code shall conform to Chapter 5, Landscapes.~~ Except single family as noted herein, conformance to the standards in Chapter 5 shall be required for all uses and developments. Written approval by the Development Services Department is required prior to installation of any landscaping, walls, fences, or other improvements. Any walls to be located within the public right-of-way shall

also require prior approval by the public works department and receive an encroachment permit.

Section 4-502 General Landscape Standards.

- A. Landscape Area.** Each site to be developed shall be required to provide landscape areas equal to or exceeding the minimum amounts provided in Chapter 2, Tables ~~4-202A~~, 4-202B, ~~4-202C~~, 4-203A, 4-203B, ~~5~~, and 4-204, ~~except as may be modified through a Planned Area Development variance procedure.~~ Where buildings are set back from the street, all front and street side yards shall be entirely landscaped. ~~“Entirely landscaped” means that all surfaces—~~except City approved pathways, driveways, parking areas, and pedestrian amenities. In addition to the minimum on site landscaping, there shall be landscape in the entire area of the right of way, between street property line and back of street curb except for approved driveways, walkways, and bike paths.~~are designed with a combination of planted areas and approved ground cover;~~

(MOVE OUTDOOR LIVING AREA TO 4-305 BUILDING DESIGN GUIDELINES)

- ~~**B. Outdoor Living Area.** Required outdoor living areas (per Part 3 and 5) shall conform to the following standards:~~

- ~~1. At least fifty (50) percent of all required areas shall be in private outdoor spaces, such as patios, porches, balconies, rooftop gardens, and/or other areas designed for the exclusive use of individual dwelling units;~~
- ~~2. Designated private outdoor living spaces shall have dimensions that are not less than six (6) feet in width and six (6) feet in depth, and eight (8) feet in height;~~
- ~~3. Areas not designed for the exclusive use of individual dwellings under subsection 1, above, shall be designated common areas for all residents of a development. Common areas may include but are not limited to: patios, porches, balconies, rooftop gardens, recreation areas, open space, etc;~~
- ~~4.1. Designated common outdoor living spaces shall have dimensions that are not less than fifteen (15) feet in width and fifteen (15) feet in depth, eight (8) feet in height, and five hundred (500) square feet in area per space.~~

~~**C. Rocks.** Approval by the Development Services Manager is required to use rocks, bricks, or similar objects that are not embedded in concrete or fastened to the ground or a building.~~

- ~~**D.B. Ground Cover.** Landscape areas not~~ Other than ~~otherwise designed with pathways, light standards, walls, fences, trees, and furnishings and other landscape features,~~ landscape areas shall be planted with vegetative ground cover or contain other approved ground cover materials, per Design Review. In

the CC, MU, and POD zone districts, plazas and other pedestrian amenities using approved porous paving materials, are acceptable ground cover.

1. **River rocks.** Any river rock material must be embedded in concrete to a depth of 2/3 to prevent its removal or relocation.

E.C. Trees

1. **Planted as Screens.** Trees planted as screens shall provide an opaque or semi-opaque barrier, as required by Design Review, and shall maintain a view corridor for street addressing (i.e., as viewed from curb).

- 2 **Tree Specifications.** Unless otherwise noted, aAll trees shall be a minimum of one and one-half inch (1-1/2") caliper and minimum 6' in height and shall be planted and staked in accordance with the "Standard Tree Planting Detail", as may be amended from time to time, which is on file in the office of the Development Services Department and is incorporated herein by reference. Plant sizes shall be in accordance with the Arizona Nurseryman Association Standards.

- 3.**Prohibited Trees.** In addition to those trees prohibited in the Tempe City Code Section 29-46, Tthe planting and replacement of pollen-producing olive trees (*olea europaea*) or mulberry trees (*morus alba*) are prohibited. Prohibited on site - Olive or mulberry tree varieties or cultivars that are pollenless and fruitless such as "swan hill" olive may be planted or replaced. List prohibited trees in public right of way. (pull out of city code).

H.D. City Approvals Required. Written approval by the Development Services Department is required prior to installation of any landscaping, fences greater than seven (7) feet in height, walls, or other improvements. Any walls to be located within the public right of way shall also require prior approval by the public works department and receive an encroachment permit.

D. Section 4-503 Low Water Use Landscaping.

Verify with Pete Smith

Except for residential units, bona fide city parks of less than ten (10) acres in total area that are intended for use and enjoyment of the general public whether or not such parks are owned by the city or by a private entity, and "turf-related facilities" as defined in Section 6-210 of the Arizona Department of Water Resources (ADWR) Second Management Plan (Phoenix), all new development shall conform to the following criteria:

- A.1. Limit on Water Intensive Landscaping.** Landscape installations for new construction and whenever a new landscape plan is required to be filed for the entire site, except hotels and motels, shall limit the area of water intensive landscaping (including bodies of water, water features, and turf) to no more than twenty percent (20%) of landscapable area in excess of ten thousand (10,000) square feet. Schools, parks, cemeteries, golf courses, common areas of housing developments and public recreational facilities with water-intensive landscaping greater than or equal to ten (10) acres are exempt from this provision. New hotels

and motels shall limit the area of water-intensive landscaping to no more than twenty percent (20%) of the landscapable area in excess of twenty thousand (20,000) square feet.

2.

B.Landscape Plan and Inspection Required. For any project covered under subsection 'A' immediately above, no building permit shall be issued until the Development Services Department has approved a landscape plan and an irrigation plan, and no certificate of occupancy shall be issued until the Development Services Department has approved the installation of the irrigation system and landscape treatments.

E. Section 4-504 Street Frontage Landscape Standards.

A.1. Public Right-of-Way. ~~Where street trees or other landscape treatments are provided in the public right-of-way, they shall conform to the provisions of this Chapter and the Engineering Design Criteria.~~

B.2. Street Trees. Trees shall be planted along street frontages, as approved through Design Review. At a minimum street frontage landscaping shall conform to the following standards:

a. Street trees are required along all street frontages;

b. A minimum of one tree shall be ~~provided~~ planted for every ~~thirty~~ twenty-five (30/25) feet of lineal street frontage, ~~except as may be modified through Design Review based on other~~ Tree location and spacing shall be established through Design Review.

c. At least fifty percent (50%) of the trees shall be two (2) inches or greater; and

~~4. Street trees shall be planted within existing and proposed planting strips, and in sidewalk tree wells on streets without planting strips. Tree placement should avoid conflicts with existing trees, retaining walls, utilities, lighting, and other obstacles.~~

C.A. Reverse Street Frontage Walls. ~~An eight foot masonry w~~ Walls shall ~~may~~ be required along the rear of reverse frontage lots ~~with a maximum height of eight (8) feet when deemed necessary for protecting adjacent residents from noise, glare, or other impacts due to adjacent arterial streets or commercial uses. The design of such walls and related landscaping shall conform to the guidelines and standards in Section 4-507, Screens, Walls, and Access Control.~~ [relocate to sec 4-507]

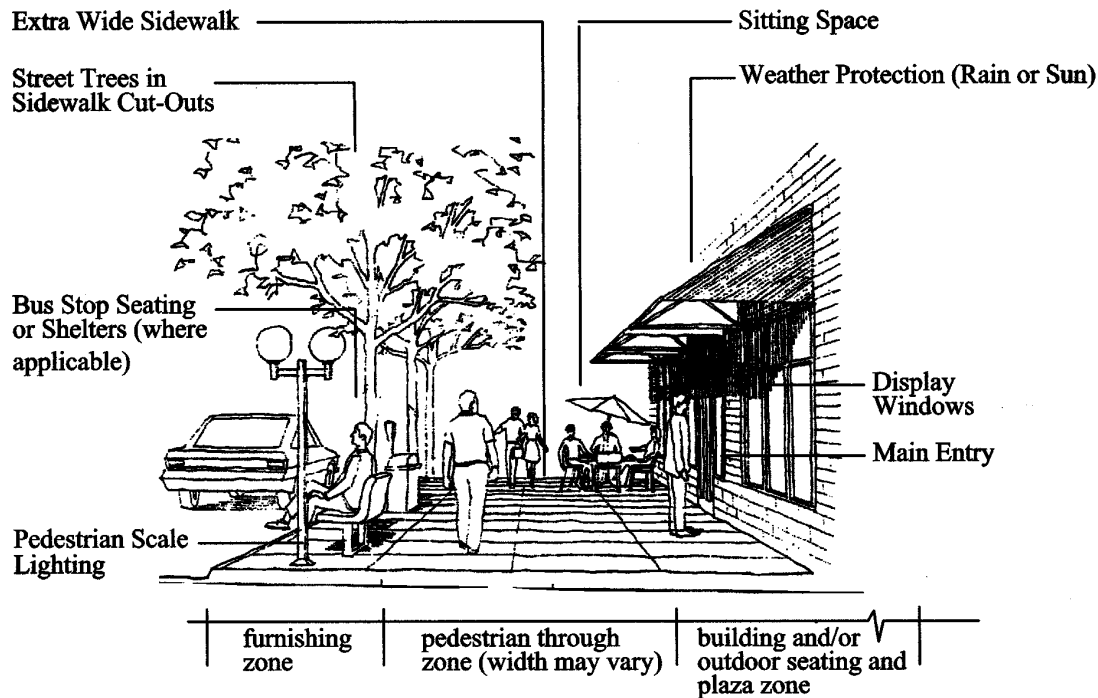
D.B. Parking Screening Adjacent to Street. ~~Where parking is located adjacent to a public right-of-way, a~~ A screening wall or berm shall be provided in conformance with Section 4-507 for on-site parking.

E.C. Pedestrian Amenities. An encroachment permit shall be required to place any pedestrian amenity in the public right-of-way. Where a pedestrian amenity is adjacent to or is located within the public right-of-way, it shall ~~generally~~ conform to the City of Tempe Pedestrian and Bicycle Facility Design Guidelines. Pedestrian

amenities include but are not limited to: such as extra wide sidewalks, outdoor seating, shade structures/weather protection (shade trees, awnings, canopies or other structures), street trees, outdoor seating, bus waiting areas, plazas, courtyards, low-level pedestrian-scale lighting, and public art (Figure 4-504D). ~~An encroachment permit shall be required to place any pedestrian amenity in the public right-of-way.~~

In the following graphic, revise light fixture to conform to city standards.

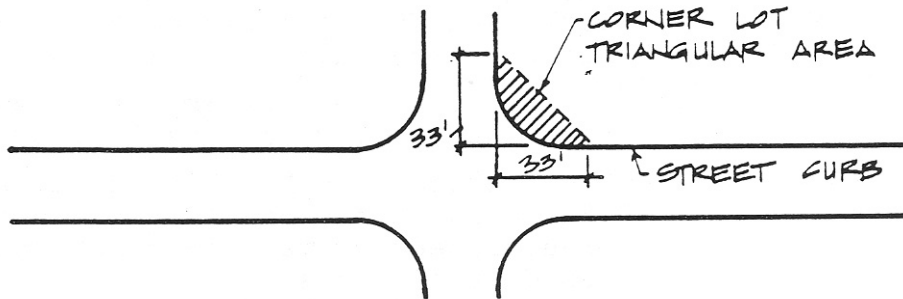
Figure 4-504D - Pedestrian Amenities



E. Clear Vision Requirements.

Except as otherwise approved in writing by the Public Works Manager, a wall, building, landscaping, or other visual obstruction exceeding two (2) feet in height (measured from street curb) shall not be placed within a "clear vision triangle." A clear vision triangle is the area formed by the curb lines and a line connecting them at points thirty-three (33) feet from the intersection of lines, extended from the curbs.

There shall be an exception for a reasonable number of trees pruned high enough to permit unobstructed vision to automobile drivers.



Section 4-505 **Parking Lot Facility-Landscape Standards.**

All parking facilities shall conform to all of the standards below:

A. Parking Lot Facility-Landscape. Parking lots shall have landscape treatments that provide shade and allow for natural surveillance. Two options are provided for conformance (See also, Section 3-304, Access and Circulation):

1. Option 1: Dimension Standards. A minimum of ten (10) percent of the surface area of all surface parking lots, as measured around the perimeter of all parking spaces and maneuvering areas, shall be landscaped. Such landscape treatments shall consist of an evenly distributed mix of shade trees with shrubs and/or ground cover plants. "Evenly distributed" means that the trees and other plants are distributed around the parking lot perimeter and between parking bays to provide a partial canopy. At a minimum, one tree per twelve (12) lineal parking spaces total shall be planted to create a partial tree canopy over and around the parking area. Parking areas shall contain landscape islands with trees to subdivide the parking area into rows of not more than 15 12 contiguous parking spaces. Allowable tree spacing is flexible within the above standards.
2. Option 2: Canopy Performance Standard. The landscape plan provides for an overall tree or shade canopy above surface parking areas that is not less than twenty (20) percent of the parking area, based on the expected size of trees within five (5) years of planting. Such determination shall be based on landscaping or tree planting guides for the region (e.g., Sunset Western Garden Book). Shade structures may be used, subject to Design Review approval. This standard shall be met at 3:00 p.m. on the date of summer solstice. A site plan shadow study shall be required.

B. Parking Structures. Parking structures shall have perimeter landscaping that is designed to provide partial screening of walls and vehicle lights, shade along

sidewalks, and natural surveillance into parking structures, consistent with Section 4-507. Such landscaping shall be as approved through Design Review.

C. Parking Lot Landscape Dimensions. All parking areas shall conform to the following standards:

1. Landscape islands ~~as required in Sect. 4-402. B. shall be provided (with raised concrete curbing), landscape beds, or tree cut outs shall define pedestrian pathways, parking lot entrances, aisles and ends of all parking aisles;~~ except that raised curbs are not required where parking areas drain into storm drainage retention features that are integrated into the parking area and landscape design;
2. Vehicles shall not overhang into adjacent pathways, retention areas, or landscaping. Wheel stops, bollards, or continuous vertical curbs may be required. When continuous curbs are used adjacent to a retention area, the City Engineer may require that gaps be provided at strategic locations to facilitate water flow;
3. Each landscape island shall be not less than seven (7) feet in total width and the length, including curbing, and equal the length of the abutting parking stall(s), to ensure adequate soil, water, and space for healthy plant growth. Double-length landscape islands thirty-six (36) feet in length and twelve (12) feet in width, including a minimum five (5) foot wide raised pathway with wheelchair ramps, may be required to accommodate pedestrians, where applicable;
4. Each landscape island shall include at the time of installation a minimum of one tree of with a minimum caliper of one and one-half (1 ½) inches and five (5) ground covers of one (1) gallon size for each parking stall length. All ground covers in parking landscape islands shall be selected from the recommended ground cover and shrub plant list (See Appendix), and be of species that will not grow to interfere with natural surveillance of the parking lot. Design review modifications to these and other standards shall demonstrate the alternative provides equal or superior appearance and plant health;
5. All parking areas shall conform to the street vision clearance standards under Section 4-205;
6. Tree trunks shall not be placed closer than twenty (20) horizontal feet from a light source pole, and trees and lighting shall be located to avoid conflicts with one another and to avoid conflicts with existing and proposed structures.

D. Screens. Parking facilities shall be screened from the public right-of-way, as provided in Section 4-507.

E. Display Prohibited. Landscaped areas shall not be used for parking of vehicles, display of merchandise or other uses detrimental to the landscape treatments. ~~Any use of a plazas or other to display merchandise, when allowed by the land use district, shall require a use permit.~~

Section 4-506**Water Retention Area Landscape Standards.**

All on-site water retention areas, other than paved surfaces, shall be entirely landscaped, and comply with the criteria ~~in either Option A or Option B~~ below:

A. Retention Area Landscape ~~Option A~~:

1. The retention areas shall not occupy more than sixty-seven percent (67%) of the on-site street frontage landscape area (Landscape area does not include driveways); and

~~2.~~ All retention areas shall maintain slopes no steeper than 4:1; ~~or~~

~~B. The retention areas may occupy up to 90% of the on-site street frontage landscape area when the subject site contains at least one building placed at the minimum front setback and having a primary entrance oriented to the abutting street. The primary entrance must face the street and have a connecting pathway to the sidewalk. Retention areas under this option shall not preclude pedestrian access to the building. These areas may include gardens, planters or similar features that are fed by building roof drains, subject to Design Review approval.~~

Cross reference—See also Section 5-205 for additional requirements for parcels in the Rio Salado overlay district.

Section 4-507**Screens, Walls, and Access Control Landscapes.**

The following standards are intended to avoid or reduce visual, sound, privacy, and/or glare impacts to and from land uses, and to implement the crime prevention and security standards and guidelines contained in this Chapter. In all locations where walls are either required by this Code, or desired by the owner of the property, the walls shall conform to this Chapter.

A. Fence and Wall Height. 4-507

1. The maximum height of any freestanding wall or fence in a required front yard setback shall be four (4) feet.
2. In areas behind a required front yard setback and within the required rear and side yards, the maximum height of walls shall be eight (8) feet. When visible from a public street, school, park or common area, any such wall in excess of six (6) feet shall require approval of the development services manager.
3. No walls, buildings, landscaping, or other visual obstruction in excess of two (2) feet in height (measured from street curb) shall be placed within a clear vision area as defined in Section 4-205. There shall be an exception for a

reasonable number of trees pruned high enough to permit unobstructed vision to automobile drivers.

A.B. Land Use Buffers. Property lines of parcels developed for multifamily, mixed-use, commercial, office, or industrial uses that are adjacent to or separated by an alley from ~~any single-family~~ residential ~~(R1)~~ district or use shall provide a landscape screen in conformance with the following standards:

1. Screen planting areas shall be at least six (6) ~~seven (7)~~ feet clear in width;
2. Screening shall conform to the guidelines in Section ~~4-507I;~~ (508. c.)
3. These buffer areas shall contain trees with a maximum spacing of 20 feet on center. All such trees shall be a minimum ~~At least fifty (50) percent of any trees planted as part of screening wall shall be a minimum of two inch (2") caliper and minimum 8' in height.~~ twenty four (24) inch box size. Alternatively, the decision making body may approve a different planting program that creates a canopy cover of not less than 60% over the subject area within five (5) years. The burden shall be on the applicant to demonstrate that any alternative plan meets this standard;
4. ~~Shrub and ground cover plants shall cover not less than 20% of the subject screen area, except that less plant material may be approved for screens that are wider than seven (7) feet;~~

Wall height requirements are located in (Section 4-507.A), and all walls shall be constructed of masonry or concrete material. ~~shall not exceed eight (8) feet of opaque material. See through treatments such as ornamental iron, living walls, masonry walls with portals or offsets, or similar materials may substitute for an opaque wall, consistent with the design guidelines in Section 4-507I~~

6.5. Screens and walls shall not conflict with ADA accessibility requirements; and

7.6. Screens and walls shall provide for natural surveillance, when required by the Development Services Manager; related materials, portals, openings, and detailing shall be as required by Design Review approval;

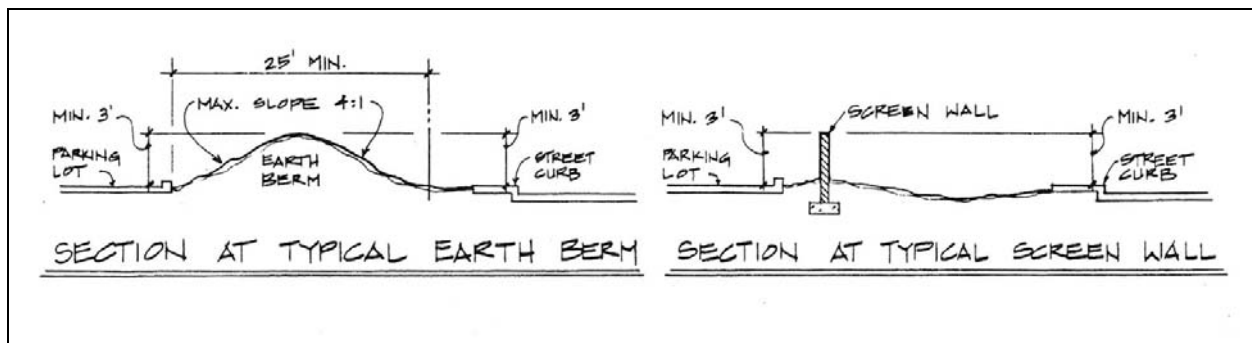
8.7. Where a commercial, office or industrial development user of over fifty thousand (50,000) square feet of building area is located adjacent to a residence or residential district, the landscape screenbuffer –described above in this section subsection 'A' above–shall be a minimum of twenty (20) feet (adjacent to that user), with two rows of trees along the interior side of the required wall. Each row is to contain trees with a minimum caliper of one and one-half (1 ½) inches and a minimum 6' in height spaced–to create a canopy of eighty (80) percent or greater within one year ~~three years~~, and staggered for maximum effect in screening the two (2) uses. ~~Alternatively, the decision making body may approve a different planting program that creates a canopy cover of not less than eighty (80) percent over the subject area within one (1) year. The burden~~

~~shall be on the applicant to demonstrate that any alternative plan meets this standard.~~

B.C. Parking Lot Facility Screens. All on-site parking areas adjacent to streets shall be screened from street view. This standard can be met through the use of the following screening methods, which may be used individually or in combination:

1. A parking lot screen wall shall be installed adjacent to the edge of the parking lot. The top of the parking lot screen wall shall be a minimum of three (3) feet above the adjacent parking lot surface. A masonry wall with a maximum height of three (3) above the highest adjacent finished grade of the parking area or street curb, whichever is higher. Parking lot screen walls shall be constructed of masonry or concrete, be a minimum of eight (8) inches in thickness, and incorporate offsets and relief. ~~Alternatively, the decision making body may approve a different method that screens headlights from view from the street and provides equal or superior aesthetic values may be approved. The burden is on the applicant to demonstrate the alternative meets this standard. Wall designs that integrate planters, seats, art, shade structures, bus shelters, and other pedestrian amenities are allowed, and may be required as condition of approval.~~ Open areas or portals for natural surveillance shall be provided, if required by the Development Services Manager; or
2. Earth berms, if used in lieu of or in conjunction with screen walls, shall have a maximum slope of 4:1 and minimum width of twenty-five (25) feet. Berms are allowed only when there is sufficient area to create a ~~screen~~ three (3) feet tall berm. (See Figure 4-507B)

Figure 4-507B: Screening Berm



On the graphic, delete 3' measurement on street side of both graphics. We don't do that any more.

C.D. Outdoor Storage Areas. All outdoor storage areas for materials, vehicles, trailers, equipment, trash or other similar items shall be screened by a masonry or concrete wall to screen the view of these uses from public rights-of-way and adjoining residential, commercial and multi-use zone districts. This wall shall be a minimum of eight (8) ~~six (6)~~ feet tall but not to exceed ten (10) feet tall, measured from the highest adjacent grade within twenty (20) feet or street curb, whichever is higher. The wall height, materials, or design may be modified by the decision making body upon the applicant's demonstrating that an alternate design would provide equal or superior screening and appearance given the site conditions and surrounding uses.

D.E. Refuse Areas. All refuse areas, loading, delivery and service bays shall be screened from view by a minimum of a six (6) foot high masonry wall, except that the decision making body may approve an alternate design that provides equal or better screening given the site conditions and surrounding uses.

F. Reverse Frontage Walls. An eight foot masonry wall shall be required along the rear of reverse frontage lots (including single family lots) [relocated from sec 4-502, A (pg.101) in annotated version].

E.G. Alleys. Screening requirements along alleys shall be the same as for land use buffers. See Section 4-507A. Where an alley also forms a land use district boundary, only one screening wall is required.

F.Mechanical Equipment.

~~1.All building mounted and ground mounted mechanical equipment shall be screened from view by existing and potential uses on adjoining properties, using elements that are integral to the building or site design, as applicable, and as approved through Design Review. Ground mounted equipment may be screened using a masonry wall or other durable material as approved through Design Review;~~

~~2. Structures that cannot be fully screened due to their unique functional requirements (e.g., satellite dish, cooling towers, etc.) shall be made visually subordinate with architectural features that blend with the design of the main building and meet building code standards, as approved through Design Review;~~

Relocate 1-2 above to building design.

~~3.Parapet walls or cornices (without windows) may extend to a maximum of five (5) feet above the building height limit to screen mechanical equipment. An exception to the five (5) foot standard shall be allowed for elevator shafts, as approved through Design Review.~~

G.H. Mobile Home Parks, Mobile Home Subdivisions, and Trailer Parks. Perimeter boundaries of all mobile home parks, mobile home subdivisions and trailer parks shall contain a screening and security wall with a minimum height of eight (8) ~~six (6)~~ feet, measured from the highest adjacent grade within twenty (20) feet. The wall shall be of masonry or concrete construction with architectural

texture finish and color to be compatible with other buildings in the vicinity. The perimeter wall shall be designed to create an attractive appearance, incorporating elements such as recesses, piers, pilasters, contrasting courses and texture. The area between the wall and the public street shall be landscaped, and the wall may contain pedestrian access gate(s) allowing police and emergency access from the street, as approved through Design Review. Landscape treatments adjoining mobile home and trailer park developments shall be maintained by the mobile home or trailer park operators.

H.I. Wall Design. All required walls shall be located and designed based on the intended screening function, proposed use, and adjoining uses, as follows:

1. ~~The maximum height of any wall or fence in a required front yard setback shall be four (4) feet. In the areas behind the front yard setback and in the required rear and side yards, the maximum height of such walls is eight (8) feet.~~ moved this to Sec. 4-507 A. "Fence and Wall Height".
2. Walls placed between a residential district and any commercial use, industrial uses, or surface parking lot exceeding 10,000 square feet shall be constructed of masonry, concrete, ornamental iron, or equal or better quality material, as approved through Design Review;
3. All masonry walls shall have an architectural texture, color and material compatible with the primary building on-site (or on respective sides). Walls may have ornamental decorative ornamental iron fence panels, vertical pickets with spacing that is consistent with the Uniform Building Code, as an integral part of the design of the wall;
4. A living wall or see-through ornamental iron fence may be approved as a substitute for masonry if the wall is not required for visual screening of mechanical equipment, outdoor storage areas, or parking areas. (See Design Guidelines in Section 4-507I.)

NOTE: All guidelines (i.e. building, landscape, etc.) should be moved to the appendix

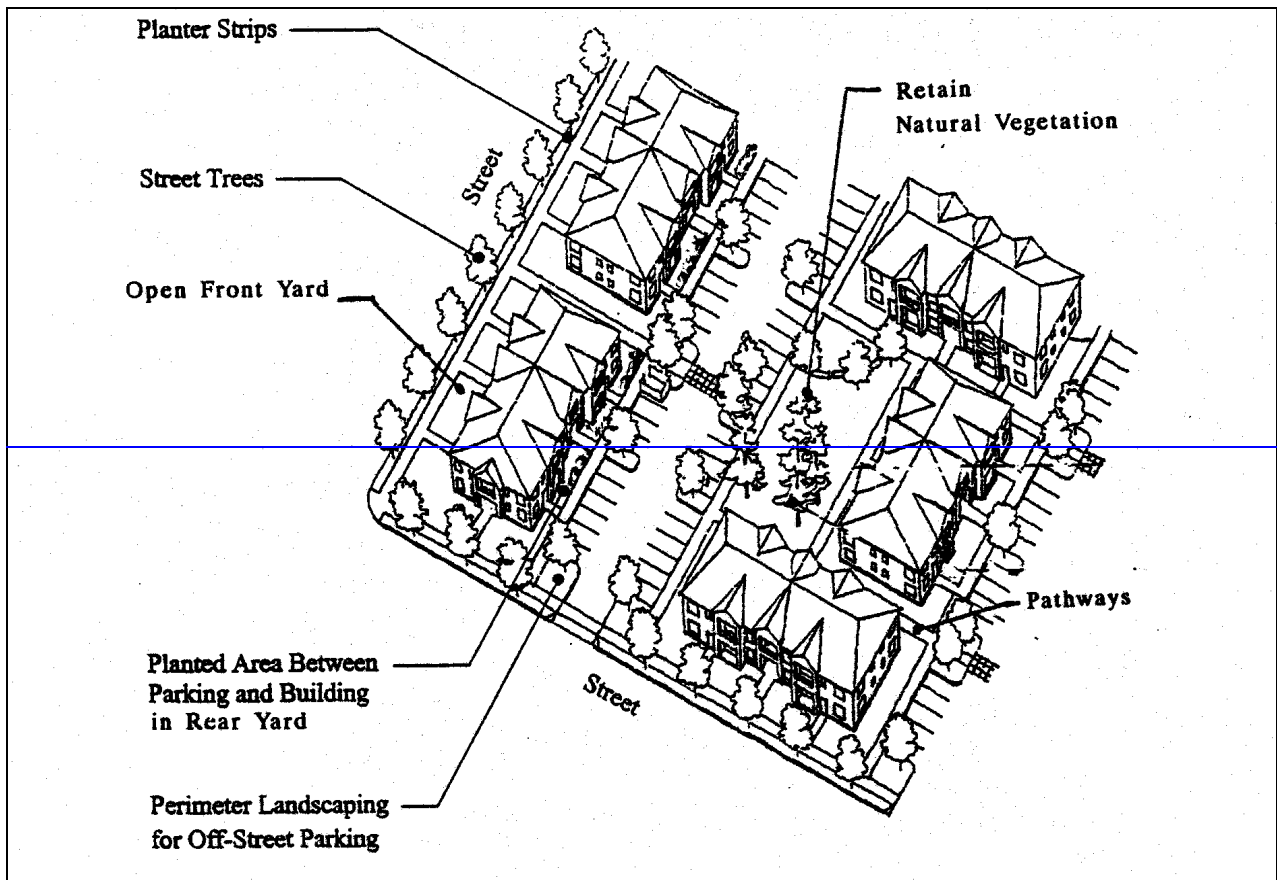
Section 4-508 Landscape Design Guidelines.

A. General Landscaping Guidelines. Landscape plans ~~shall~~ should (All "Shall" in guidelines to be replaced with "Should") demonstrate that developments satisfy the following guidelines, as applicable, and as generally shown in Figures 4-508A and 4-508B:

1. Provide visual screening, ~~and~~ privacy, ~~and natural~~ -surveillance, where needed;
2. ~~Provide for natural surveillance of space for increased security. Front yards and building entrances should be mostly visible from adjacent streets;~~

3. Retain natural vegetation and incorporate it into the landscape design, as practicable;
4. Define pedestrian pathways and open space areas with landscape materials where appropriate;
5. Provide ADA accessibility (relocate to 4-603-C area);
6. ~~Implement crime prevention design guidelines (Appendix B-4);~~
7. Provide focal points within a development, such as ~~signature~~ specimen trees ~~(i.e., large or unique trees)~~, hedges, flowering plants, art, and pedestrian amenities;
8. ~~Select trees using the guidelines in Section 4-508B, below;~~
9. Use a combination of plants for year-long color and interest;
10. Use landscape treatments to enhance the ~~screening of~~ outdoor storage and mechanical equipment areas, and ~~to~~ enhance graded areas such as berms, swales and retention ponds.

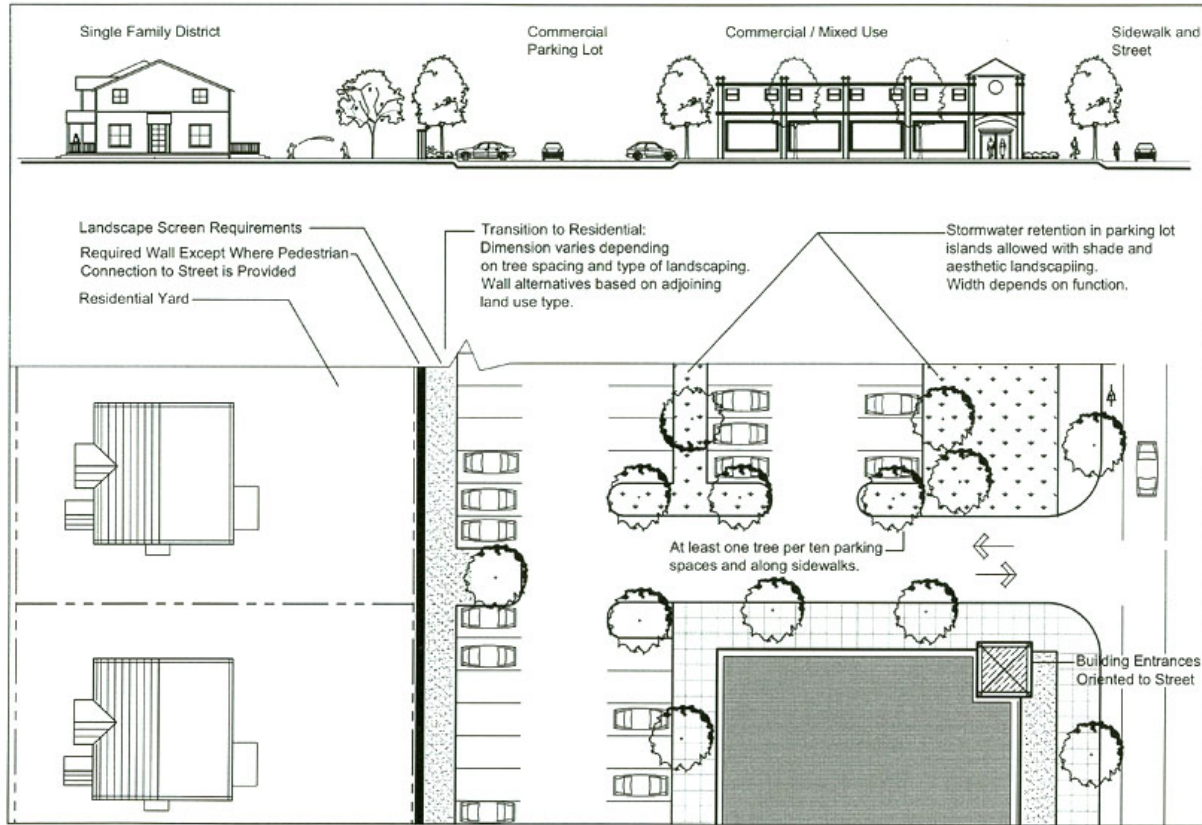
Figure 4-508A: General Landscaping Guidelines



Delete graphic and replace with graphic from 4-508C1

Figure 4-508B: Parking Area Landscape Guidelines

Revise graphic to show trees between single family and parking lot on site plan. Also, delete one tree on east side of second row of parking and replace with light.



Parking Lot Landscape Guidelines

B. Tree Selection Guidelines. Tree species shall be selected based on growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance, ~~to conform to the standards in this Chapter.~~ Consideration shall be given to:

1. Provide a broad canopy where shade or screening of tall objects is desired;
2. Use low-growing trees for spaces under utility wires;
3. Select trees from which lower branches can be trimmed in order to maintain a healthy growth habit where vision clearance and natural surveillance is a concern;
4. Use narrow or columnar trees where awnings or other building features limit growth, or where greater visibility is desired between buildings and the street for ~~crime prevention~~ natural surveillance;

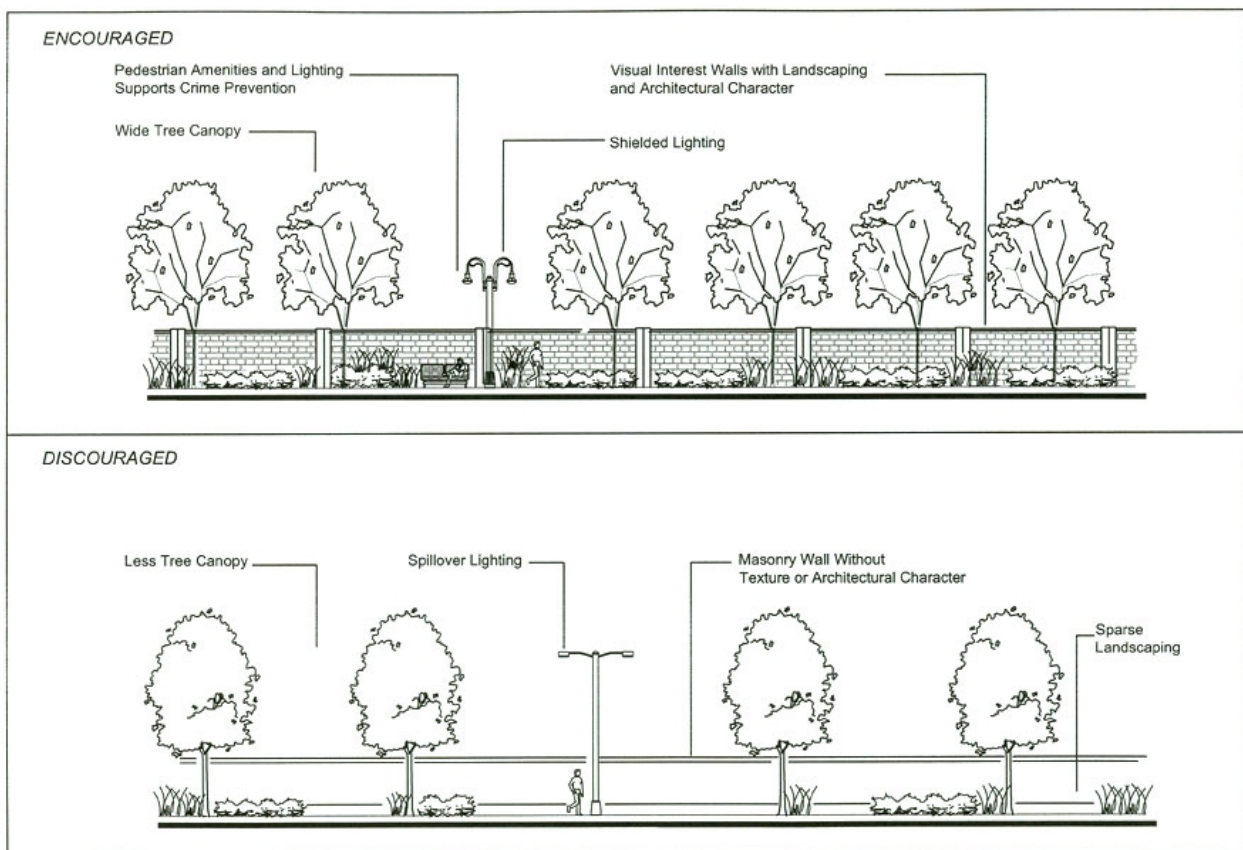
5. ~~Use species with similar growth characteristics on the same block for design continuity~~
6. ~~Avoid using trees that are susceptible to insect damage, and avoid using trees that produce excessive seeds, fruit, or shoots. See also Prohibited Trees under "F", below;~~
7. ~~Select trees that are well adapted to the environment, including soil, wind, sun exposure, and exhaust;~~
8. ~~Select trees for their seasonal color, as desired;~~
9. ~~Select tree types in coordination with security lighting choices to avoid conflicts; tree locations required by this Chapter may require adjustments to lighting locations and illumination levels to maintain the required twenty (20) foot separation between tree trunks and lights and to ensure security.~~
7. Street trees should be planted within existing and proposed planting strips, and in sidewalk tree wells on streets without planting strips. Tree placement should provide canopy cover (shade) and avoid conflicts with existing trees, retaining walls, utilities, lighting, and other obstacles.

C. Screening Guidelines. The design of screening devices ~~shall conform to applicable code standards and~~ should consider the following guidelines:

1. ~~The need to provide visual screening of parking, alleys, reverse frontage lots, storage areas, and mechanical equipment areas given the S~~site conditions and adjacent uses should be considered when designing visual screening;
2. ~~The opportunity to p~~Provide shade over walkways, if ~~appropriate~~any;
3. Natural surveillance, ~~and~~ access control, and privacy needs should be considered; ~~for crime prevention~~;
4. ~~Privacy needs given surrounding uses~~;
5. ~~Compatibility with pedestrian facilities and the need to provide human scale design adjacent to such facilities~~;
6. General consistency with the guidelines in Figures 4-508C 1-2, below:

Figure 4-508C1508A

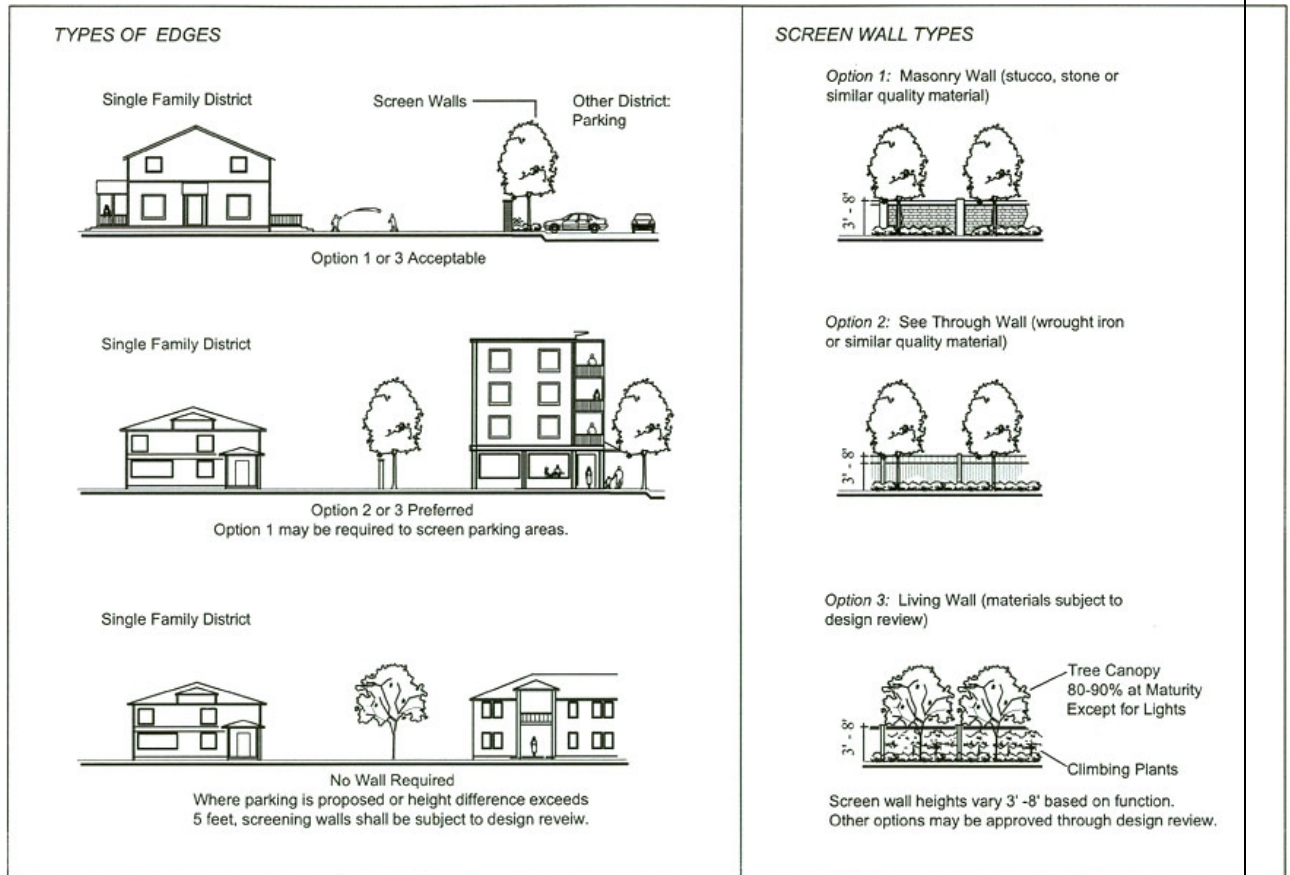
Bold and larger titles “Encouraged”. Lower title change to “General Landscape Guidelines”



Landscaping and Lighting Guidelines Between Single Family Districts and Other Districts

Relocate to 4-508A

Figure 4-508C2 Title, “Landscape Guidelines between Single-Family and Other Districts”.
Remove lower title and relocate figure after 4-508B



Guidelines Between Single Family District and Other Districts

Move the following paragraph to Section 4-306.

Section 4-509 — ~~Art in Private Development.~~

~~Developers of projects that contain more than fifty thousand (50,000) square feet gross floor area of commercial or office use, and developers of projects that are phases within a project approved after February 24, 1990 that contains a total of more than fifty (50,000) square feet gross floor area of commercial or office use, shall contribute to public art. The art contribution shall equal or exceed thirty cents (\$.30) per square foot of estimated commercial and/or office gross floor area calculated in 1994 dollars adjusted by means of the Consumer Price Index for all urban consumers (CPI-U), which as of February 2001 was thirty five cents (\$.35) per square foot. The art contribution shall take the form of either on site installation of developer selected, exterior artwork, or an equivalent cash donation to the Tempe municipal arts fund to be used for publicly selected, exterior artwork that is on, or in the immediate vicinity of, the development site. At the sole discretion of the developer, the equivalent cash donation may be directed into a specified community art project or program approved by the Tempe municipal arts commission. The developer must select and present a proposed contribution to the Tempe Municipal Arts Commission (which will determine if the proposal satisfies the requirements of this section) prior to Design Review Board approval of the commercial/office project. The artwork must either be complete or the developer must have both a signed contract with an artist and place a cash deposit or irrevocable letter of credit in the amount of the required contribution with the Development Services Department prior to issuance of certificate of occupancy. The content of the developer selected artwork is specifically outside the scope of this ordinance; however, the developer selected artwork shall not conflict with this ordinance or be a business logo or advertising sign, and it shall conform to the Art in Private Development Guidelines provided in Appendix B-5.~~